

# MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 27, 2013 <b>Time:</b> 1:50 p.m.	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Combined Development Permit consisting of: (1) an Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval.	
<b>Project Location:</b> 2337 Bay View Avenue, Carmel	<b>APN:</b> 009-422-007-000
<b>Planning File Number:</b> PLN120764	<b>Owner:</b> Michael Caddell & Cynthia Chapman <b>Agent:</b> International Design Group
<b>Planning Area:</b> Carmel Area Land Use Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : "MDR/2-D (18) (CZ)" [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)]	
<b>CEQA Action:</b> Mitigated Negative Declaration	
<b>Department:</b> RMA - Planning Department	

## RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve PLN120764, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

## PROJECT OVERVIEW:

The project entails the remodel and expansion of an existing single family dwelling, which includes: remodel of the existing main floor with a 228 square foot balcony expansion, fireplaces and window seat; and a 1,570 square foot expansion of the existing 766 lower floor (1,310 square feet of the addition will be completely below grade) with light-well and rebuild of the existing 203 square foot deck with a new planter box. The existing front courtyard will be remodeled with a limestone walkway and flagstone patio, a fire-pit, water feature, barbeque area and a six foot high stucco fence with two foot high garden wall/planter box. The rear courtyard will be remodeled with flagstone, fire-pit and a 2 foot high stone planter box. The project will require 803 cubic yards of grading (800 cubic yards of cut; 3 cubic yards of fill).

Pursuant to Site Development Standards of the zoning district regarding building coverage and floor area ratio (Section 20.12.060, Title 20 of the Monterey County Zoning Ordinance) the property is completely built-out. Pursuant to the definition of "Floor Area Ratio" (Section 20.06.564, Zoning Ordinance) floor area that is maintained completely below ground does not count towards the floor area ratio calculation. Based on the stated definition, the proposed below grade addition does not count toward the floor area ratio calculation. Therefore, the existing floor area will remain.

The zoning designation of the property is zoned with a Height Restriction Zoning Overlay, restricting the dwelling to a maximum height of 18 feet. The existing structure has a 153 square foot second-story master bathroom that exceeds the 18 foot height limitation. The bathroom was approved prior to the adoption of the 18 foot height limitation and is considered a legal non-conforming portion of the dwelling. The project proposes two fireplaces with chimneys that exceed the 18 foot height limit. Pursuant to Section 20.62.030.A of the Zoning Ordinance, chimneys may be erected to a greater height than the limit established for the district in which the structure is located. The second story bathroom will not be altered by the proposed project, nor does the project propose any alterations that do not comply with the height regulations.

The project site is located within 750 feet of a known archaeological site, and therefore a preliminary archaeological assessment was prepared by Archaeological Consulting consistent with Chapter 20.146.090 of the Monterey County Coastal Implementation Plan – Part 4. Based on the assessment, positive resources were found on the property. On April 9, 2013, an updated assessment was prepared based on additional auger testing conducted on the property. It was determined that the resources found were sporadic, most likely from previous excavation of the property during the construction of the main dwelling or existing lower floor, and presented little to no significant resources. On-site monitoring by a qualified archaeological consultant is recommended as a mitigation measure to ensure, if the unlikely chance significant resources are found, significant resources properly analyzed and protected from development.

Pursuant to Policy 2.8.4.5 of the Carmel Area Land Use Plan and Section 15064.5 of the CEQA Guidelines, the project cannot be exempt from environmental review because of identified archaeological resources on the property. An Initial Study was prepared to address project issues regarding archaeological resources. A Mitigated Negative Declaration (MND) was circulated from May 16, 2013 to June 18, 2013 (SCH#: 2013051041). On June 12, 2013, a public comment on the MND was received from a neighbor concerned with the overall construction process and cumulative construction in the area potentially obstructing traffic and parking along Bay View Avenue. Page 31 and 32 of the MND analyzes cumulative construction impacts in the area. Although cumulative impacts are deemed to be less-than-significant acknowledging temporary impacts during construction, a Construction Management Plan (CMP) has been reviewed by the RMA - Public Works Department and Planning Department. The CMP identifies that all construction (including materials and equipment) will remain within the borders of the property, Four (4) employee parking spaces will be provided (two (2) on-site and two (2) off-street parking space); all employees are required to carpool to the project site. Grading activities will require five (5) trips a day for a maximum of 20 days. The project will require nine (9) months to be completed, 8:30 A.M. – 4:30 P.M. Monday thru Friday. The RMA - Public Works Department and Planning Department have determined that the CMP appropriately outlines the construction staging area, construction timing and duration, employee parking, and truck trips during construction activities to minimize temporary construction impacts.

The project, as a proposed, is consistent with development and design regulations in the Monterey County Zoning Ordinance (Title 20) and Coastal Implementation Plan – Part 4, and policies within the Carmel Area Land Use Plan.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

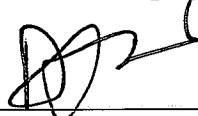
- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Cypress Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by each agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

On February 19, 2013, the project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. The LUAC unanimously recommended approval of the project with a request that lighting is down-lit and unobtrusive, and that fireplace chimneys are built to the minimum height required by the building code. A

standard exterior lighting condition has been applied to the project to ensure all exterior lighting is down-lit and unobtrusive. According to the Building Services Department, the chimneys proposed are approximately one foot higher than the minimum height allowed by the building code. The applicant does not wish to change the chimney height.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.

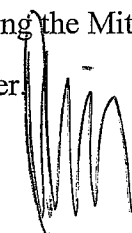


Dan Lister – Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
June 18, 2013

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Luis Osorio, Senior Planner; Dan Lister, Project Planner; Michael Caddell & Cynthia Chapman, Owner; Ines Barcan-Ellis, Agent; The Open Monterey Project; LandWatch; Planning File PLN120764

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including:
		• Conditions of Approval and Mitigation Monitoring and Reporting Program
		• Site Plan, Floor Plan and Elevations
	Exhibit C	Vicinity Map
	Exhibit D	Advisory Committee Minutes (LUAC)
	Exhibit E	Mitigated Negative Declaration with Technical Reports
	Exhibit F	Public Comments regarding the Mitigated Negative Declaration

This report was reviewed by Luis Osorio, Senior Planner.



**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN120764**

<b>Project Title:</b>	Caddell/Chapman	<b>Primary APN:</b>	009-422-007
<b>Location:</b>	2337 Bay View Avenue, Carmel	<b>Coastal Zone:</b>	Yes
<b>Applicable Plan:</b>	Carmel Area LUP	<b>Zoning:</b>	MDR/2-D (18) (CZ)
<b>Permit Type:</b>	Combined Dev. Permit	<b>Plan Designation:</b>	Residential
<b>Environmental Status:</b>	Mitigated Neg. Dec.	<b>Final Action Deadline:</b>	10/26/2013
<b>Advisory Committee:</b>	Camel/Carmel Highlands		

**Project Site Data:**

<b>Lot Size:</b>	8,200sf	<b>Coverage Allowed:</b>	2,853sf
<b>Existing Structures:</b>	3,666sf	<b>Coverage Proposed:</b>	2,765sf
<b>Proposed Structures:</b>	4,976sf	<b>Height Allowed:</b>	18'
<b>Total Square Feet:</b>	4,976sf	<b>Height Proposed:</b>	18'
		<b>FAR Allowed:</b>	3,668sf (45%)
		<b>FAR Proposed:</b>	3,666sf (45%)

**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b>	No	<b>Erosion Hazard Zone:</b>	Slight/Moderate
<b>Botanical Report #:</b>	N/A	<b>Soils/Geo. Report #</b>	LIB130188
<b>Forest Mgt. Report #:</b>	N/A	<b>Geologic Hazard Zone:</b>	Undetermined
		<b>Geologic Report #:</b>	N/A
<b>Archaeological Sensitivity Zone:</b>	High	<b>Traffic Report #:</b>	N/A
<b>Archaeological Report #:</b>	LIB130017		
<b>Historic Assessment #:</b>	LIB130027		
<b>Fire Hazard Zone:</b>	N/A		

**Other Information:**

<b>Water Source:</b>	Public	<b>Sewage Disposal:</b>	Public
<b>Water District/Company:</b>	Cal-Am	<b>Sewer District Name:</b>	CAWD
<b>Fire District:</b>	Cypress FPD	<b>Grading (cubic yards):</b>	803
<b>Tree Removal (Count/Type):</b>	None		



**EXHIBIT B**  
**DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Caddell/Chapman (PLN120764)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Hearing Body:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a Combined Development Permit consisting of: (1) an Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN120764, Caddell/Chapman, 2337 Bay View Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-422-007-000)]

**The Caddell/Chapman application (PLN120764) came on for public hearing before the Monterey County Zoning Administrator on June 27, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

- 1. FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: (1) an Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval.

**EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120764.
- 2. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
  - Carmel Area Land Use Plan;
  - Monterey County Coastal Implementation Plan Part 4;
  - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2-D (18) (CZ)" [Medium Density Residential, 2 units per acre with a Design Control Overlay and Height Restriction 18 feet (Coastal Zone)]. This zoning mainly supports residential uses and associated accessory structures (Chapter 20.12, Zoning Ordinance). The project proposes a 1,570 square foot addition and remodel to an existing 3,666 square foot single family dwelling. Therefore, the project is an allowed land use for this site.
- c) The project is located within a Design Control Zoning Overlay ("D" District) which requires that the project be designed to preserve the neighborhood character (Chapter 20.44, Zoning Ordinance). The project proposes to match the colors and materials of the existing dwelling.
- d) The property is zoned with a Height Restriction Zoning Overlay, restricting the dwelling to a maximum height of 18 feet. The existing structure has a 153 square foot second-story master bathroom that exceeds the 18 foot height limitation. The bathroom was approved prior to the adoption of the 18 foot height limitation and is considered a legal non-conforming portion of the dwelling. The bathroom will not be altered by the proposed project, nor does the project propose any alterations that do not comply with the height regulations. The project proposes two fireplaces with chimneys that exceed the 18 foot height limit. Pursuant to Section 20.62.030.A of the Zoning Ordinance, chimneys may be erected to a greater height than the limit established for the district in which the structure is located.
- e) Pursuant to the Site Development Standards of the Medium Density Residential zoning district regarding building coverage and floor area ratio (Section 20.12.060, Title 20 of the Monterey County Zoning Ordinance) the property is completely built-out. Pursuant to the definition of "Floor Area Ratio" (Section 20.06.564, Zoning Ordinance) floor area that is built completely below ground does not count towards the floor area ratio calculation. Based on the stated definition, the proposed addition completely below grade does not count toward the floor area ratio calculation. Therefore, the project is consistent with the standards.
- f) The project planner conducted a site inspection on November 27, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project site is located within 750 feet of a known archaeological site, and therefore a preliminary archaeological assessment was

prepared by Archaeological Consulting (consistent with Chapter 20.146.090 of the Monterey County Coastal Implementation Plan – Part 4). Positive resources were found on the property. On April 9, 2013, an updated assessment was prepared based on additional auger testing conducted on the property. It was determined that the resources found were sporadic, most likely from previous excavation of the property during the construction of the main dwelling or existing lower floor, and presented little to no significant resources. On-site monitoring by a qualified archaeological consultant is recommended as a mitigation measure to ensure, in the unlikely chance significant resources are found, that significant resources are properly analyzed and protected from development consistent with the provision of Section 20.146.090.D.2 & 4 of the Monterey County Coastal Implementation Plan – Part 4.

- h) Pursuant to Public Resources Code Section 21084.1 (CEQA), any structures over 50 years in age require a phase one historic assessment. The project proposes additions and remodeling to an existing dwelling originally built in 1936. A historical assessment was prepared for the project which identifies that the dwelling has no historic significance due to significant structural changes that occurred in 1971 and 2002.
- i) On February 19, 2013, the project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. The LUAC unanimously recommended approval of the project with a request that lighting is down-lit and unobtrusive, and that fireplace chimneys are built to the minimum height required by the building code. A standard exterior lighting condition has been applied to the project to ensure all exterior lighting is down-lit and unobtrusive. According to the Building Services Department, the chimneys proposed are approximately one foot higher than the minimum height allowed by the building code. The applicant does not wish to change the chimney height. The height is consistent with height requirements (see Finding 2.e)
- j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120764.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to archaeological resources, soil stability and historic resources. The following reports have been prepared:
    - “Phase I Historic Assessment” (LIB130027) prepared by Kent

Seavey, Pacific Grove, CA, dated September 8, 2012.

- "Soil Engineering Investigation for the Caddell/Chapman Residence Additions" (LIB130188) prepared by Landset Engineers, Inc., Salinas, CA, dated January 25, 2013.
- Preliminary Archaeological Assessment of Assessor's Parcel 009-422-007" (LIB130017) prepared by Archaeological Consulting, Salinas, CA, dated January 17, 2013, updated April 9, 2013.

The above-mentioned technical reports by outside consultants indicated that the property is suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on November 27, 2012 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120764.

4. **FINDING:**

**HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities existing. The existing dwelling is served by California-American Water (Cal-Am) And Carmel Area Wastewater District (CAWD). The proposed addition can be accommodated by the existing services.
  - c) Staff conducted a site inspection on November 27, 2012 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120764.

5. **FINDING:**

**NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 27, 2012 and researched County records to assess if any violation exists on the subject property.

- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120764.

6. **FINDING:**

**CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

**EVIDENCE:**

- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
- b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN120764).
- c) The Initial Study identifies potentially significant effects regarding archaeological resources, but the applicant has agreed to proposed mitigation measures to avoid or mitigate the potential effects to a less-than-significant level.
- d) A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, designed to ensure compliance during project implementation, and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
- e) The Draft Mitigated Negative Declaration ("MND") for PLN120764 was prepared in accordance with CEQA and circulated for public review from May 16, 2013 through June 18, 2013 (SCH#: 2013051041).
- f) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
- g) On January 17, 2013, a preliminary archaeological assessment was prepared for the project by Archaeological Consulting. Positive resources were found on the property (CA-MNT-16). On April 9, 2013, an updated assessment was prepared based on additional auger testing conducted on the property. It was determined that the resources found were sporadic, most likely from previous excavation of the property during the construction of the main dwelling or existing lower floor, and presented little to no significant resources. A mitigation measure was recommended to provide on-site monitoring by a qualified archaeological consultant to ensure that in the unlikely chance significant resources are found during construction resources are properly analyzed and protected from development.

- h) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in the RMA-Planning Department (PLN120764) and are hereby incorporated herein by reference.
- i) Staff analysis contained in the Initial Study and the record as a whole indicate the project would not result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The project will not be required to pay the State fee; however, a fee payable to the Monterey County Clerk/Recorder is required for posting the Notice of Determination (NOD).
- j) On June 12, 2013, a public comment on the MND was received from a neighbor concerned with the overall construction process and cumulative construction in the area potentially obstructing traffic and parking along Bay View Avenue. Page 31 and 32 of the MND analyzes cumulative construction impacts in the area. Although cumulative impacts are deemed to be less-than-significant acknowledging temporary impacts during construction, a Construction Management Plan (CMP) has been reviewed by the RMA - Public Works Department and Planning Department. The CMP identifies that all construction (including materials and equipment) will remain within the borders of the property, Four (4) employee parking spaces will be provided (two (2) on-site and two (2) off-street parking space); all employees are required to carpool to the project site. Grading activities will require five (5) trips a day for a maximum of 20 days. The project will require nine (9) months to be completed, 8:30 A.M. – 4:30 P.M. Monday thru Friday. The RMA - Public Works Department and Planning Department have determined that the CMP appropriately outlines the construction staging area, construction timing and duration, employee parking, and truck trips during construction activities to minimize temporary construction impacts.
- k) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
  - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit consisting of: (1) an Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval, subject to the attached conditions, all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program.

**PASSED AND ADOPTED** this 27th day of June, 2013.

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120764

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN120764) consists of: (1) an Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval. The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a notice which states: "A permit (Resolution \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 009-422-007-000 on June 27, 2013. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.



### 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.

(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

### 4. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on June 27, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

### 5. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid.

(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

## 6. PD006 - MITIGATION MONITORING

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14 Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. The mitigation monitoring agreement shall be recorded.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.
- 3) Proof of recordation of the mitigation monitoring agreement shall be submitted to the RMA-Planning Department.

## 7. PD010 - EROSION CONTROL PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.  
(RMA - Planning Department and RMA - Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

## 8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 9. PD041 - HEIGHT VERIFICATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of the RMA - Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project.  
(RMA - Planning Department and Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

## 10. PDSP001 - HISTORIC RESOURCES OVERLAY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Pursuant to Section 20.146.090.D.3 (b) of the Coastal Implementation Plan, Part 4 (Cultural Resources), the applicant shall request a rezoning of the parcel to add an "HR" (Historic Resources) zoning district to the existing zoning of the parcel. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of a construction permit, the applicant/owner must submit a request to the RMA - Planning Department to rezone the property to add the "HR" zoning district to the existing zoning of property.

## 11. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

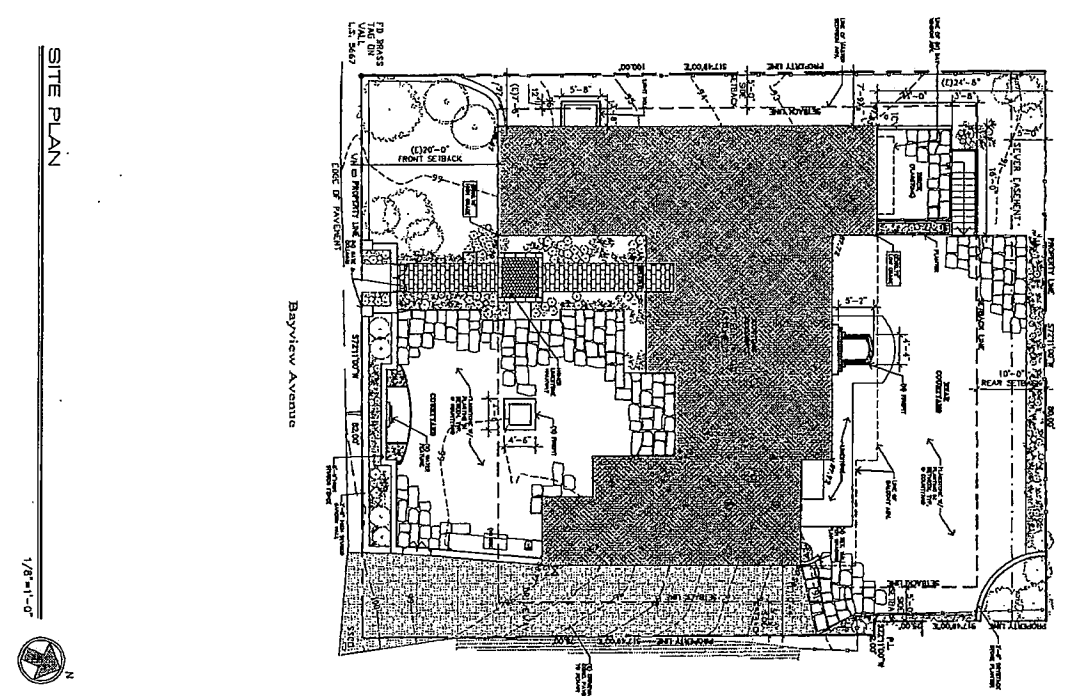
## 12. MM001 - MITIGATION MEASURE: CULTURAL RESOURCES

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** A qualified archaeological monitor should be present during project excavations. The monitor should recover any potentially significant cultural materials that may be found. At least two radiocarbon dates should be obtained for project impacts to the thin layer of apparently intact resources identified in a portion of the project area. If at anytime potential significant cultural features are encountered, work shall be halted until the monitor and/or the principal archaeologist can evaluate the discovery. If it is determined to be significant, appropriate mitigation should be developed, with the concurrence of the lead agency, and implemented.

**Compliance or Monitoring Action to be Performed:** a) Prior to the issuance of any Construction Permits, a County-approved qualified professional archaeological shall be contract to provide on-site monitoring during all ground disturbance activities. Evidence of said contract shall be submitted to the RMA - Planning Department.

b) Once all ground disturbance activities have ceased, the contracted archaeologist shall prepared a report whcih identifies all resources found, assessment of found resources, significants of said resources, and measures take to ensure resource protection. The report shall also recommend additional mitigation measure, if required. The report shall be submitted to the RMA - Planning Department for review and approval.



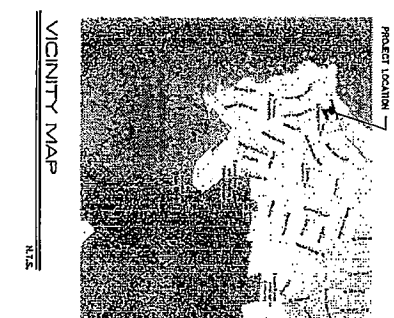
SITE PLAN

1/8"=1'-0"



PLANNING INFO.

- PROJECT OWNER: JOHN E. MATTHEWS, 2337 BAYVIEW AVENUE, CARMEL, CA 95008
- PROJECT ADDRESS: 2337 BAYVIEW AVENUE, CARMEL, CA 95008
- PROJECT PHONE: (408) 726-7000
- PROJECT FAX: (408) 726-7000
- PROJECT ARCHITECT: CADDELL & CHAPMAN, 2337 BAYVIEW AVENUE, CARMEL, CA 95008
- PROJECT ENGINEER: JOHN E. MATTHEWS, 2337 BAYVIEW AVENUE, CARMEL, CA 95008
- PROJECT SITE: 2337 BAYVIEW AVENUE, CARMEL, CA 95008
- PROJECT ZONE: 009-422-007
- PROJECT LOT: 110
- PROJECT AREA: 2,343 SQ. FT.
- PROJECT PERMITS: 009-422-007
- PROJECT DATE: 01/10/2013
- PROJECT DRAWN BY: J. MATTHEWS
- PROJECT CHECKED BY: J. MATTHEWS
- PROJECT APPROVED BY: J. MATTHEWS
- PROJECT SCALE: 1/8"=1'-0"
- PROJECT SHEET: A1.0
- PROJECT TOTAL SHEETS: 1
- PROJECT DATE: 01/10/2013
- PROJECT DRAWN BY: J. MATTHEWS
- PROJECT CHECKED BY: J. MATTHEWS
- PROJECT APPROVED BY: J. MATTHEWS
- PROJECT SCALE: 1/8"=1'-0"
- PROJECT SHEET: A1.0
- PROJECT TOTAL SHEETS: 1

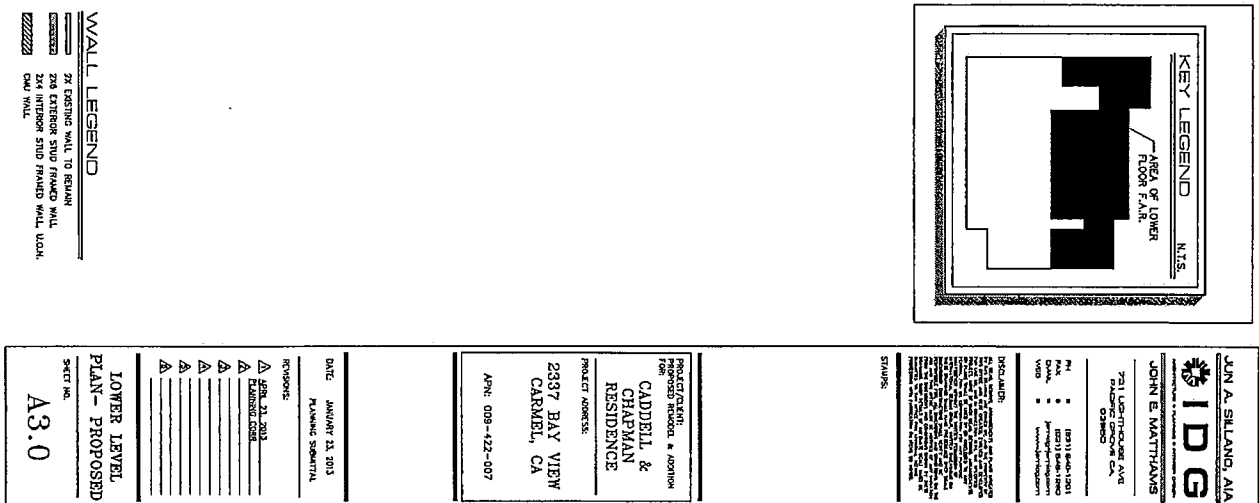


VICINITY MAP

N.T.S.

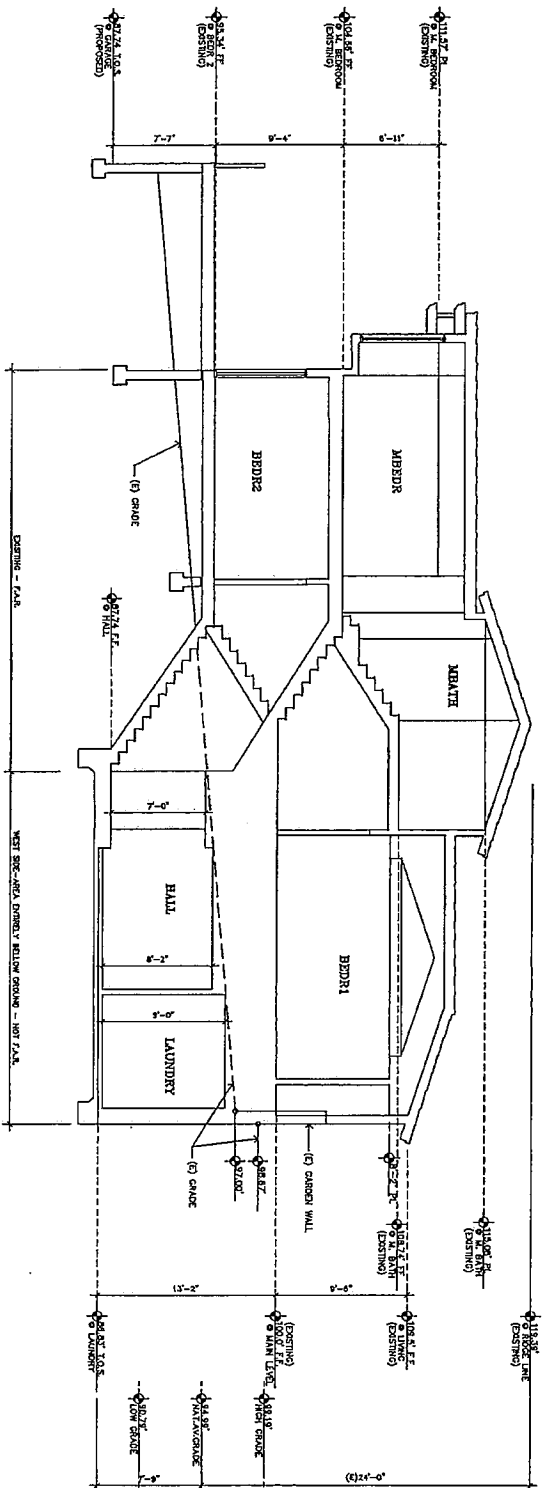
<p>PROJECT NAME: 2337 BAYVIEW AVENUE, CARMEL, CA 95008</p> <p>PROJECT ADDRESS: 2337 BAYVIEW AVENUE, CARMEL, CA 95008</p> <p>PROJECT PHONE: (408) 726-7000</p> <p>PROJECT FAX: (408) 726-7000</p> <p>PROJECT ARCHITECT: CADDELL &amp; CHAPMAN, 2337 BAYVIEW AVENUE, CARMEL, CA 95008</p> <p>PROJECT ENGINEER: JOHN E. MATTHEWS, 2337 BAYVIEW AVENUE, CARMEL, CA 95008</p> <p>PROJECT SITE: 2337 BAYVIEW AVENUE, CARMEL, CA 95008</p> <p>PROJECT ZONE: 009-422-007</p> <p>PROJECT LOT: 110</p> <p>PROJECT AREA: 2,343 SQ. FT.</p> <p>PROJECT PERMITS: 009-422-007</p> <p>PROJECT DATE: 01/10/2013</p> <p>PROJECT DRAWN BY: J. MATTHEWS</p> <p>PROJECT CHECKED BY: J. MATTHEWS</p> <p>PROJECT APPROVED BY: J. MATTHEWS</p> <p>PROJECT SCALE: 1/8"=1'-0"</p> <p>PROJECT SHEET: A1.0</p> <p>PROJECT TOTAL SHEETS: 1</p>	
<p>DATE: JANUARY 23, 2013</p> <p>REVISIONS:</p> <p>1. 01/23/2013</p> <p>2. 01/23/2013</p> <p>3. 01/23/2013</p> <p>4. 01/23/2013</p> <p>5. 01/23/2013</p> <p>6. 01/23/2013</p> <p>7. 01/23/2013</p> <p>8. 01/23/2013</p> <p>9. 01/23/2013</p> <p>10. 01/23/2013</p>	
<p>SHEET NO. A1.0</p> <p>SITE PLAN</p>	





A4.0





SECTION A-A

1/4"=1'-0"



JOHN E. MATTHEWS

731 LINDHOLME AVE  
PACIFIC GROVE, CA  
93950

Architect  
Firm  
Date  
Title  
Notes

DISCLAIMER: THE ARCHITECT ASSURES THAT THE DESIGN OF THE PROJECT IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THAT THE ARCHITECT HAS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.

STAMP

PROJECT ADDRESS  
2337 BAY VIEW  
CARMEL, CA

APN: 009-422-007

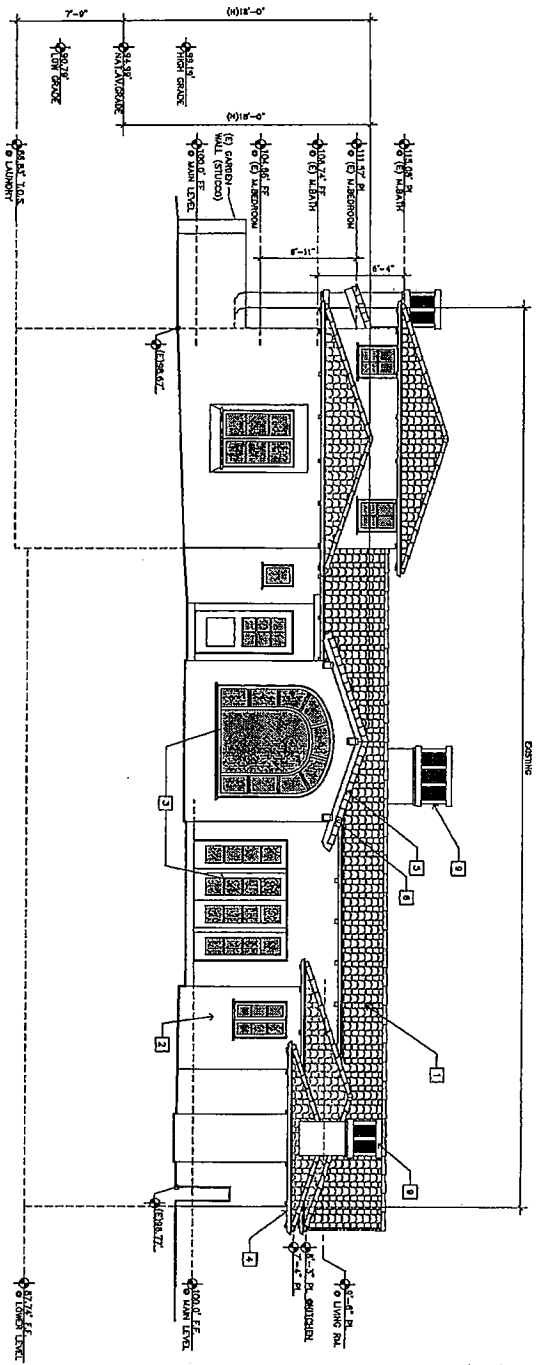
DATE: JANUARY 21, 2013

PROJECT: PLANNING SUBMITTAL

REVISIONS:  
1. 01/24/2013  
2. 01/24/2013  
3. 01/24/2013  
4. 01/24/2013  
5. 01/24/2013  
6. 01/24/2013  
7. 01/24/2013  
8. 01/24/2013  
9. 01/24/2013  
10. 01/24/2013

SECTION

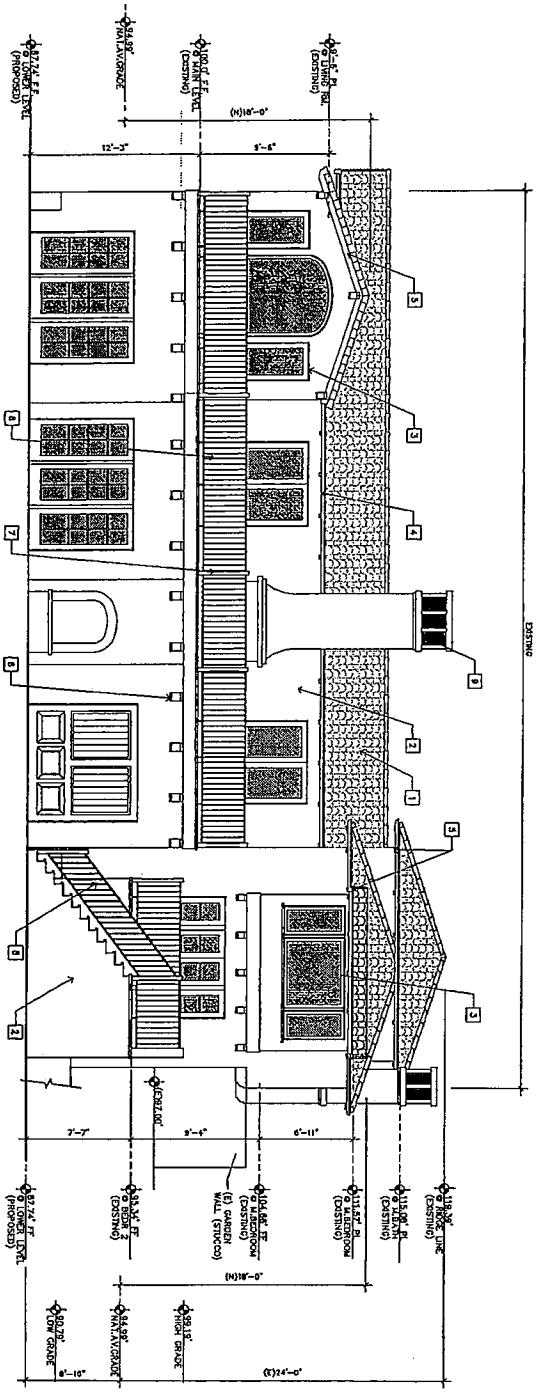
SHEET NO.  
A5.0



**EXTERIOR FINISH LEGEND**

- 1 GLASS 1/2" CAP & PAN CLAY TILE ROOF, MATCH EXISTING
- 2 EXTERIOR FINISH-STUCCO, MATCH EXISTING
- 3 WOODING & EXT. DOORS -PAINTED WOOD, MATCH EXISTING
- 4 HALF ROUND COPPER GUTTERS & DOWNSPOUTS
- 5 4" PAINTED BATTER TAILS & GABLE ENDS CORBELS/BEAMS
- 6 PAINTED BR OR BK CEDAR
- 7 4x4 PAINTED CEDAR RAIL POST
- 8 3/4" BRONZE RAILING & CAP
- 9 COPPER CHIMNEY CAP
- 10 LIGHT WELL

SOUTH ELEVATION



NORTH ELEVATION

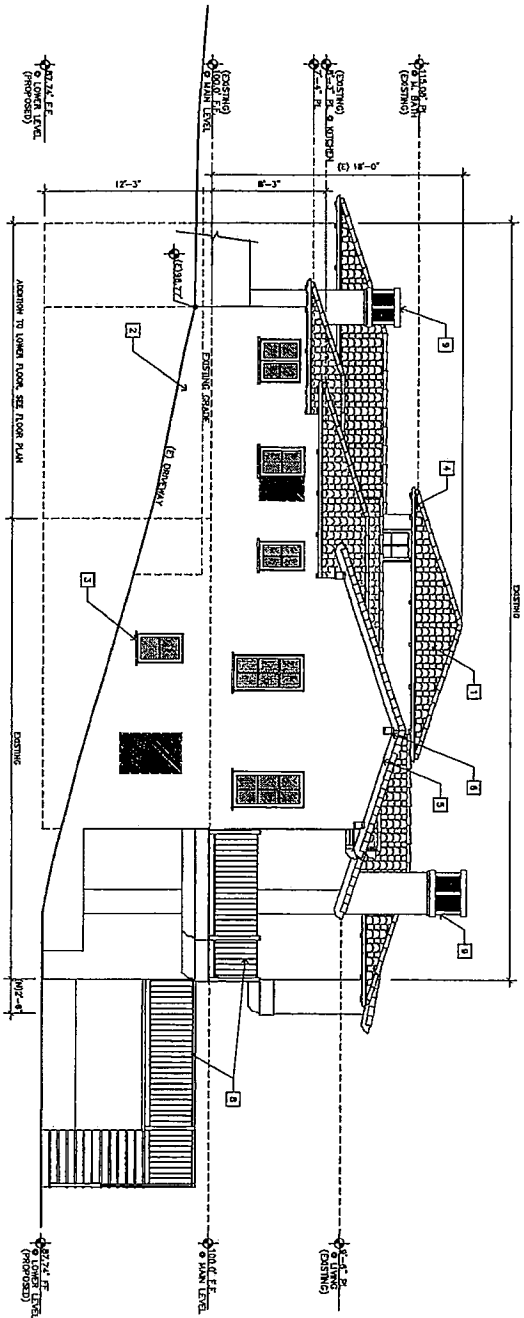
**JUN A. SILLANO, AIA**  
**IDG**  
 ARCHITECTURE & INTERIOR DESIGN  
 JOHN E. MATTHEWS  
 7211 LINDENHURST AVE  
 PHOENIX, ARIZONA 85020

**DISCLAIMER:**  
 THIS DOCUMENT IS THE PROPERTY OF JUN A. SILLANO, AIA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JUN A. SILLANO, AIA.

**PROJECT ADDRESS:**  
 2337 BAY VIEW  
 CARMEL, CA  
 APR: 009-422-007

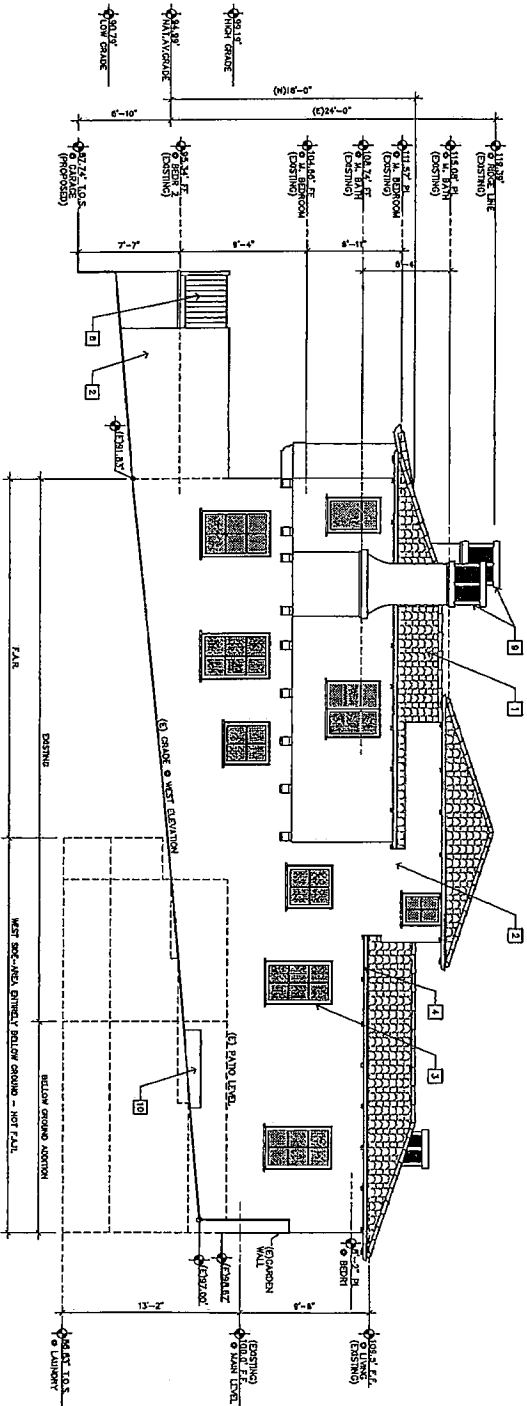
**DATE:** JANUARY 21, 2013  
**REVISIONS:**  
 1. 2/28/13  
 2. 3/1/13  
 3. 3/1/13  
 4. 3/1/13  
 5. 3/1/13

**ELEVATIONS**  
 SHEET NO. A6.0



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS "V"-CAP & PAN CLAY TILE ROOF, MATCH EXISTING
2	EXTERIOR FINISH-STUCCO, MATCH EXISTING
3	WINDOWS & EXT. DOORS - PAINTED WOOD, MATCH EXISTING
4	HALF ROUND COPPER CUTTERS & DOWNSPUTS
5	4" PAINTED PATTERN TAILS & GABLE ENDS
6	PAINTED 6x OR 8x CEDAR CORBELS/BEAMS
7	4x4 PAINTED CEDAR RAIL POST
8	3/4" BRONZE BALANCE & CAP
9	COPPER CHIMNEY CAP
10	LIGHT WELL

**JUN A. SILLARD, AIA**  
**IDG**  
 ARCHITECTS & INTERIORS  
 3711 LEBANON AVE. #100  
 PACIFIC GROVE, CA 93950  
 (805) 231-1201  
 FAX: (805) 231-1202  
 EMAIL: jason@idgarchitects.com  
 WWW: www.idgarchitects.com

**PROJECT/CLIENT**  
 2837 BAY VIEW  
 CARMEL, CA  
 APN: 009-422-007

**DATE**  
 JANUARY 23, 2013  
**REVISIONS**  
 1. EXTERIOR ELEVATIONS  
 2. EXTERIOR ELEVATIONS  
 3. EXTERIOR ELEVATIONS  
 4. EXTERIOR ELEVATIONS

**PROJECT ADDRESS**  
 2837 BAY VIEW  
 CARMEL, CA  
 APN: 009-422-007

**PROJECT/CLIENT**  
 2837 BAY VIEW  
 CARMEL, CA  
 APN: 009-422-007

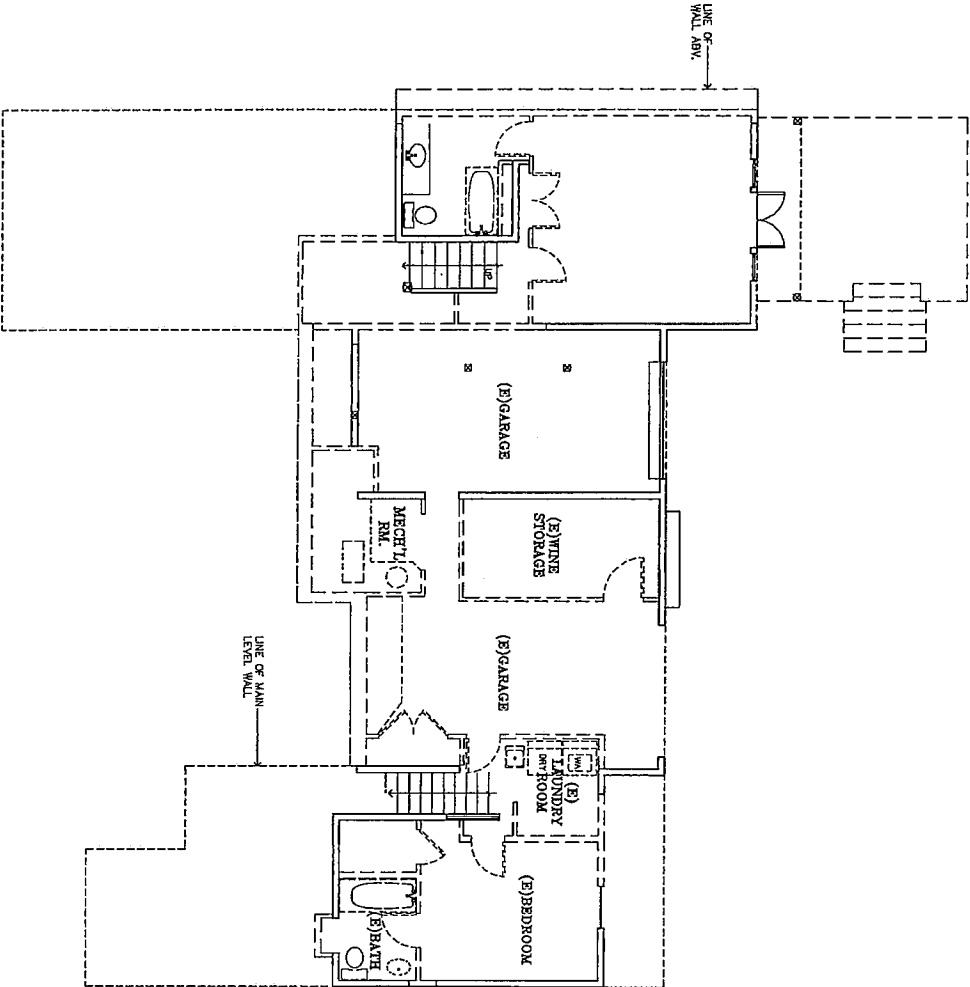
**DATE**  
 JANUARY 23, 2013  
**REVISIONS**  
 1. EXTERIOR ELEVATIONS  
 2. EXTERIOR ELEVATIONS  
 3. EXTERIOR ELEVATIONS  
 4. EXTERIOR ELEVATIONS

**ELEVATIONS**  
 SHEET NO.  
**A7.0**



# LOWER LEVEL - DEMOLITION PLAN

1/4"=1'-0"



## WALL LEGEND

- EXISTING WALL TO REMAIN
- (1) DOOR OR WINDOW TO BE REMOVED
- EXISTING WALL TO BE REMOVED

LOWER LEVEL  
DEMO PLAN

SHEET NO.

D2.0

**JUN A. SILLANO, AIA**  
**#106**

ARCHITECT & INTERIOR DESIGNER

JOHN E. MATTHEWS

7511 LINDEN AVE

PACIFIC GROVE, CA

95068

TEL: 805.464.1207

FAX: 805.464.1200

WWW.JASILLANO.COM

DISCLAIMER: THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT SITE. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT SITE. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT SITE.

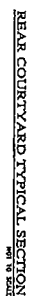
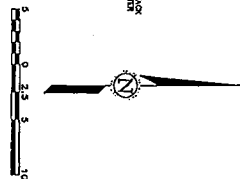
STAIRS

PROJECT NAME:  
2937 BAY VIEW  
CARMEL, CA

PROJECT ADDRESS:  
2937 BAY VIEW  
CARMEL, CA

DATE: JANUARY 21, 2013  
PLANNING SUBMITTAL

APR: 008-422-007

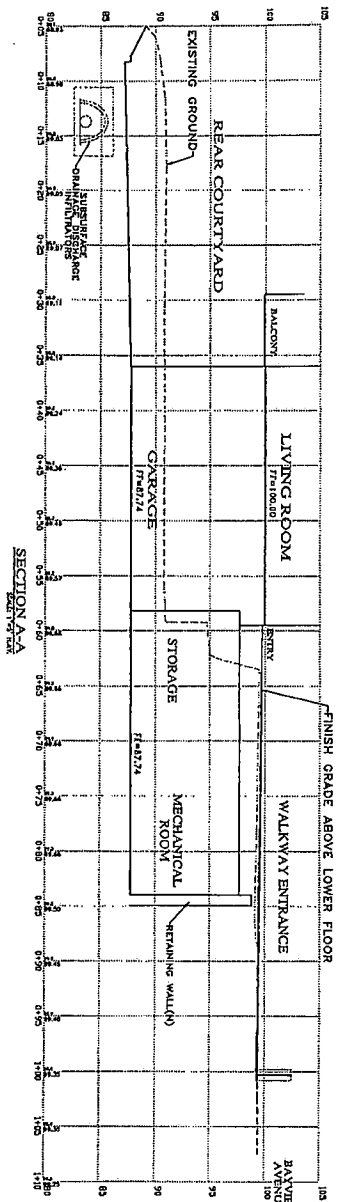


Total inclusion area = 225 SF = 21% Acres  
Dut volume 21,600 CF = 900 CF  
Fill volume 62 CF = 3 CF.

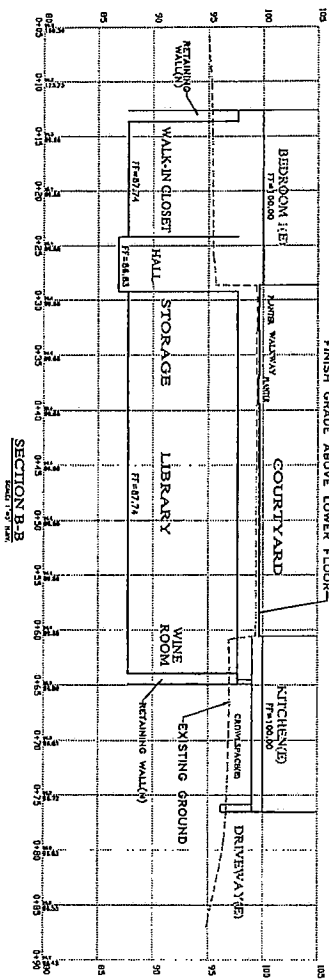
[illegible]

K.C.E. No. 55589

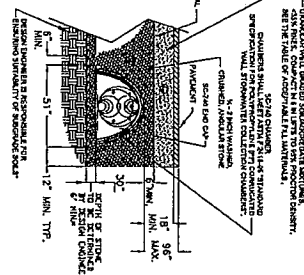
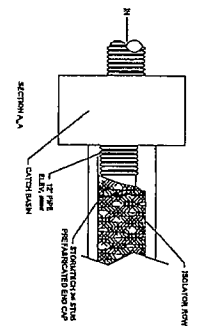




SECTION A-A  
SEE 7/22



SECTION B-B  
SEE 7/22



INTEGRATION CHAMBER DETAILS  
SEE 7/22

CONCEPT INFORMATION:  
 PREPARED BY: LANDSET ENGINEERS, INC.  
 1211 LINDSEY AVENUE, SUITE 100  
 CARMEL, CALIFORNIA 95008  
 PHONE: (408) 927-1141  
 FAX: (408) 927-1141  
 DATE: 10/10/00  
 SCALE: AS SHOWN  
 SHEET: 02  
 OF: 2 SHEETS

CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN  
 CADDALL & CHAPMAN RESIDENCE  
 A.P.N.: 009-422-007  
 CARMEL, MONTEREY COUNTY, CALIFORNIA  
 MR. & MRS. MIKE CADDALL & CYNTHIA CHAPMAN

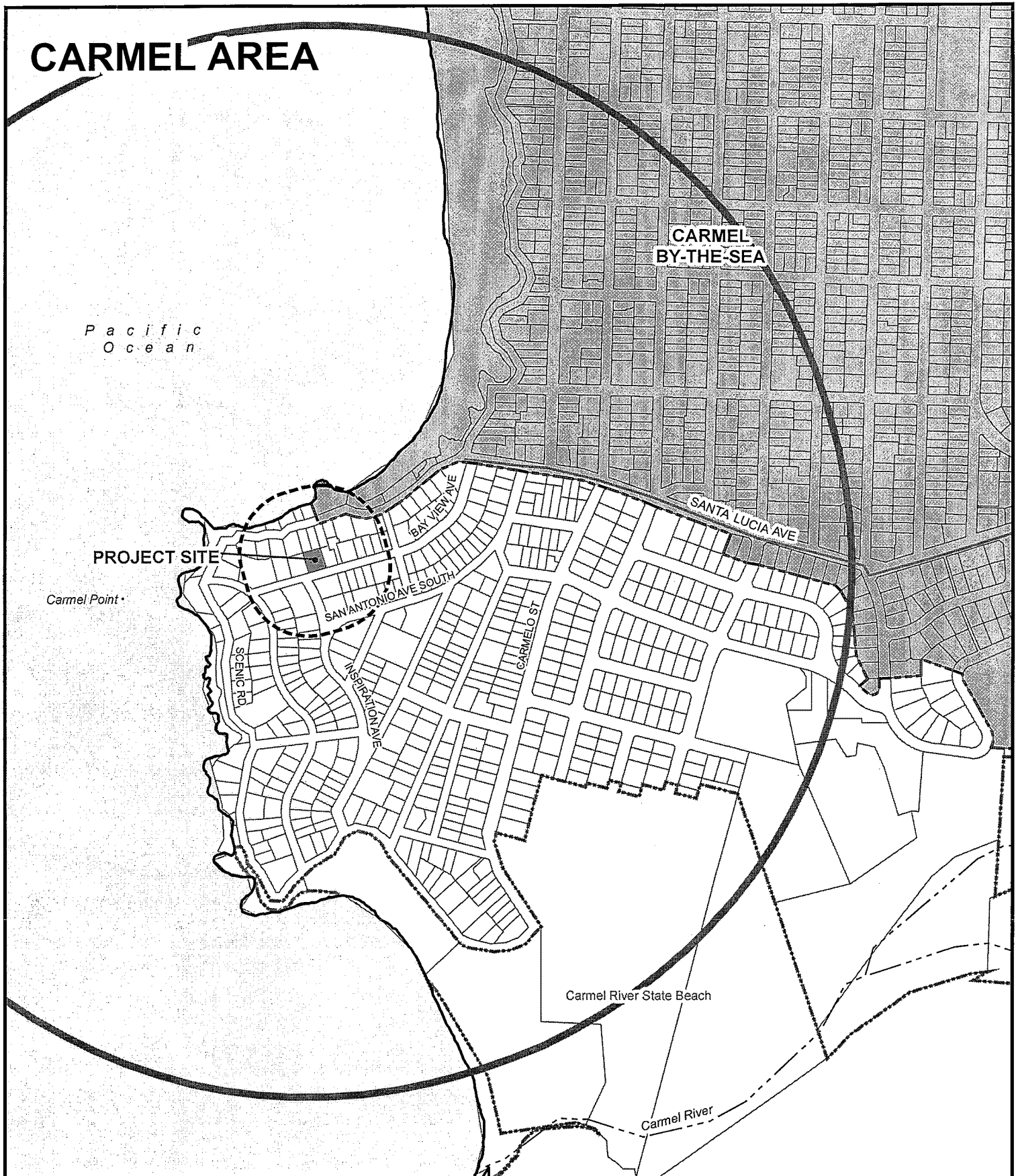
**LANDSET**  
 ENGINEERS, INC.  
 ENGINEERING = LAND PLANNING  
 SURVEYING = ENVIRONMENTAL CONSULTING  
 510-B CROFT HILLS CANYON ROAD, SUITE 100, CARMEL, CA 95007

APPROVED BY:  
 GUY R. GIRAUDO

R.C.E. No. 00505



# CARMEL AREA



APPLICANT: CADDELL

APN: 009-422-007-000

FILE # PLN120764



2500' Limit



300' Limit

--- Water



City Limits



0 500  
Feet



PLANNER: LISTER

Exhibit C



**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Tuesday, February 19, 2013**

1. Meeting called to order by Peter Davis at 4:00 pm

2. Roll Call

Members Present: Davis, Wald, Rainer, Mennen, Irschick (5)

Members Absent: HIRST (1)

3. Approval of Minutes:

a. December 3, 2012 minutes

Motion: none available (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

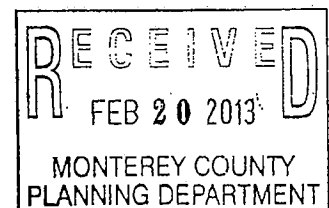


Exhibit D

Page 1 of 5 Pages

5. Scheduled Item(s) – Refer to attached project referral sheet(s)

6. Other Items:

A) Election of Officers:

LUAC member nominated for Chairperson: PETER DAVIS

VIC-CHAIR: ADAM JOSELNICK

Motion: Barbara Rainer (LUAC Member's Name)

Second: Jack meheen (LUAC Member's Name)

Ayes: Rainer, meheen, jeselnick, Wald (4)

Noes: 0

Absent: Hirst (1)

Abstain: 1 (Davis)

LUAC member nominated for Secretary: MICHAEL HIRST

Motion: Barbara Rainer (LUAC Member's Name)

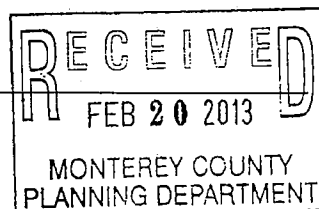
Second: Jack Meheen (LUAC Member's Name)

Ayes: Rainer, meheen, jeselnick, Wald, Davis (5)

Noes: 0

Absent: Hirst (1)

Abstain: 0



B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

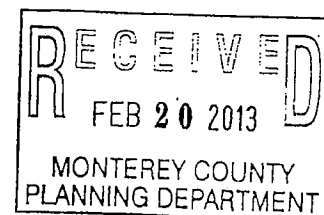
None

C) Announcements

March 4<sup>th</sup> 2013 next meeting for LWAC

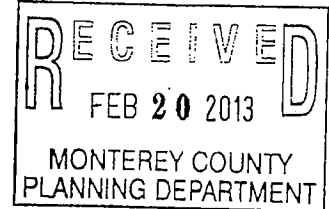
7. Meeting Adjourned: 4:45 pm

Minutes taken by: ADAM JESELNICK



# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **February 19, 2013**

**Project Title:** CADDELL MICHAEL A & CHAPMAN CYNTHIA B

**File Number:** PLN120764

**File Type:** ZA

**Planner:** LISTER

**Location:** 2337 BAY VIEW AVE CARMEL

**Project Description:**

Combined Development Permit consisting of: (1) an Administrative Permit to allow a 1,310 square foot addition to the existing lower floor, entirely below grade. The project also includes the remodel of the main floor, a 228 square foot balcony extension and associated grading (657 cubic yards cut); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval. The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes X No \_\_\_\_\_

INES BARCAN - ELLIS

Was a County Staff/Representative present at meeting? ~~DAN LISTER~~ (Name)

CRAIG SPENCER

**PUBLIC COMMENT:**

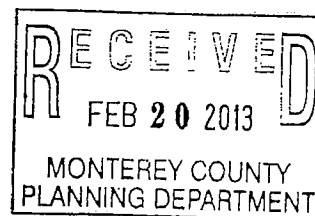
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
MARK BROMLEY (MGLISSA)	2321 BAYVIEW		LIKES THE CHANGES PART-TIME RESIDENTS

# LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
DON WALD: ELIMINATING GARAGE		PROPOSE TO REVERSE (N) BEDROOM & GARAGE
BARBARA R: QTY OF EXCAVATION CONST. MGMT PLAN		
EXT LIGHTING SHOULD BE KEPT TO A MINIMUM CODE REQ.	*	PROVIDE LIGHT SHIELDS OR DOWNCAST LIGHTING ONLY. NO VISIBLE LIGHT SOURCE.
		KEEP FIREPLACE HEIGHT TO MIN. REQUIRED BY CODE.

## ADDITIONAL LUAC COMMENTS

ADDER FIREPLACE  
PARKING CONTROLS



## RECOMMENDATION :

Motion by: JACK MCHESON (LUAC Member's Name)

Second by: PETER DAVIS (LUAC Member's Name)

☐ Support Project as proposed

☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: JACK M., PETER D., BARBARA R., DON W., ADAM J.

NOES: 0

ABSENT: MICHAEL H

ABSTAIN: 0

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2013-051041**Project Title: Caddell/ChapmanLead Agency: Monterey County RMA - PlanningContact Person: Dan Lister - Assistant PlannerMailing Address: 168 W. Alisal St., 2nd FloorPhone: (831) 759-6617City: SalinasZip: 93901County: Monterey CountyProject Location: County: MontereyCity/Nearest Community: Carmel-by-the-SeaCross Streets: Bay View Avenue and Inspiration AvenueZip Code: 93923Longitude/Latitude (degrees, minutes and seconds):       °       '       " N /       °       '       " W Total Acres: 0.18acAssessor's Parcel No.: 009-422-007Section:        Twp.:        Range:        Base:       Within 2 Miles: State Hwy #: 1Waterways: Carmel River/Pacific OceanAirports:       Railways:        Schools: Carmel River Elementary**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.)        ☐ Draft EIS ☐ Other:         
☒ Mit Neg Dec Other:        ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:       

**Development Type:**

☒ Residential: Units 1 Acres 0.18  
☐ Office: Sq.ft.        Acres        Employees        ☐ Transportation: Type         
☐ Commercial: Sq.ft.        Acres        Employees        ☐ Mining: Mineral         
☐ Industrial: Sq.ft.        Acres        Employees        ☐ Power: Type        MW  
☐ Educational:        ☐ Waste Treatment: Type        MGD  
☐ Recreational:        ☐ Hazardous Waste: Type         
☐ Water Facilities: Type        MGD ☐ Other:       

**Project Issues Discussed in Document:**

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation  
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality  
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater  
☒ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian  
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement  
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use  
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects  
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other:       

**Present Land Use/Zoning/General Plan Designation:**

Medium Density Residential, 2 units per acre with a Design Control Overlay and Height Restriction of 18 feet, Coastal Zone

**Project Description:** (please use a separate page if necessary)

Combined Development Permit consisting of: (1) an Administrative Permit to allow a 1,570 square foot addition to the existing lower floor (1,026 square feet will be completely below grade). The project also includes the remodel of the main floor, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Integrated Waste Management Board	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 16, 2013 Ending Date June 18, 2013

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Monterey County RMA - Planning</u>	Applicant: <u>International Design Group (Agent)</u>
Address: <u>168 W. Alisal Street, 2nd Floor</u>	Address: <u>721 Lighthouse Ave</u>
City/State/Zip: <u>Salinas, CA 93901</u>	City/State/Zip: <u>Pacific Grove CA 93950</u>
Contact: <u>Dan Lister - Assistant Planner</u>	Phone: <u>(831) 646-1261</u>
Phone: <u>(831) 759-6617</u>	

Signature of Lead Agency Representative:  Date: 5/16/13

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**

**FILED**

**MAY 14 2013**

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

<b>Project Title:</b>	Caddell/Chapman
<b>File Number:</b>	PLN120764
<b>Owner:</b>	Mike Caddell & Cynthia Chapman
<b>Project Location:</b>	2337 Bay View Avenue, Carmel
<b>Primary APN:</b>	009-422-007-000
<b>Project Planner:</b>	Dan Lister, Assistant Planner
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Combined Development Permit consisting of: (1) an Administrative Permit to allow a 1,570 square foot addition to the existing lower floor (1,026 square feet will be completely below grade). The project also includes the remodel of the main floor, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval. The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan, Coastal Zone.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Monterey County Zoning Administrator
<b>Responsible Agency:</b>	Monterey County Resource Management Agency - Planning
<b>Review Period Begins:</b>	May 16, 2013
<b>Review Period Ends:</b>	June 18, 2013

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2<sup>nd</sup> Floor, Salinas, CA 93901 (831) 755-5025



# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT  
168 WEST ALISAL, 2<sup>ND</sup> FLOOR, SALINAS, CA 93901  
(831) 755-5025 FAX: (831) 757-9516



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Caddell/Chapman, File Number PLN120764) at 2337 Bay view Avenue, Carmel (APN: 009-422-007-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Zoning Administrator will consider this proposal at a meeting on June 27, 2013 at 1:30pm in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from May 16, 2013 to June 18, 2013. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit consisting of: (1) an Administrative Permit to allow a 1,570 square foot addition to the existing lower floor (1,026 square feet will be completely below grade). The project also includes the remodel of the main floor, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

**CEQAcomments@co.monterey.ca.us**

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

**For reviewing agencies:** The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey  
Resource Management Agency – Planning Department  
Attn: Mike Novo, Director of Planning  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Caddell/Chapman; File Number PLN120764

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- ☐ No Comments provided  
☐ Comments noted below  
☐ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. Cal-Am Water Company
7. Cypress Fire Protection District
8. Monterey County Agricultural Commissioner
9. Monterey County Water Resources Agency
10. Monterey County Public Works Department
11. Monterey County Environmental Health Bureau
12. Mike Caddell & Cynthia Chapman, Owner
13. International Design Group, Ines Barcan-Ellis, Agent
14. The Open Monterey Project
15. LandWatch
16. Property Owners within 300 feet (**Notice of Intent only**)

#### Distribution by e-mail (Notice of Intent only):

17. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil) and Paula Gill: [paula.c.gill@usace.army.mil](mailto:paula.c.gill@usace.army.mil))
18. Emilio Hipolito ([ehipolito@nccrc.org](mailto:ehipolito@nccrc.org))
19. United Brotherhood of Carpenters & Joiners ([nedv@nccrc.org](mailto:nedv@nccrc.org))
20. Monterey/Santa Cruz Building & Construction ([Office@mscbctc.com](mailto:Office@mscbctc.com))
21. Michael Stamp ([Stamp@stamplaw.us](mailto:Stamp@stamplaw.us))
22. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net))
23. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com))
24. Tim Miller ([Tim.Miller@amwater.com](mailto:Tim.Miller@amwater.com))

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

### PLANNING DEPARTMENT

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Caddell/Chapman

**File No.:** PLN120764

**Project Location:** 2337 Bay View Avenue, Carmel

**Name of Property Owner:** Mike Caddell & Cynthia Chapman

**Name of Applicant:** International Design Group (IDG)

**Assessor's Parcel Number(s):** 009-422-007-000

**Acreage of Property:** 0.18 acres (8,200sf)

**General Plan Designation:** Residential – Medium Density

**Zoning District:** MDR/2-D(18)(CZ) [Medium Density Residential, 2 units per acre with a Design Control overlay and 18 foot height limit in the Coastal Zone]

**Lead Agency:** Monterey County Resource Management Agency - Planning

**Prepared By:** Dan Lister – Assistant Planner

**Date Prepared:** May 10, 2013

**Contact Person:** Dan Lister – Assistant Planner

**Phone Number:** (831) 759-6617

## **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

### **A. Description of Project:**

The project entails the remodel and expansion of an existing single family dwelling, which includes: remodel of the existing main floor with a 228 square foot balcony expansion, fireplace and window seat; and 1,570 square foot expansion of the existing lower floor (1,026 square feet will be completely below grade) with light-well and rebuild of the existing 203 square foot deck with a new planter box. The existing front courtyard will be remodeled with a limestone walkway and flagstone patio, a fire-pit, water feature, barbeque area and a six foot high stucco fence with two foot high garden wall/planter box. The rear courtyard will be remodeled with flagstone, fire-pit and a 2 foot high stone planter box. The project will require 803 cubic yards of grading (800 cubic yards of cut; 3 cubic yards of fill).

According to County resource maps, the subject property is located in a high sensitivity area for cultural resources. According to the archaeological survey conducted for the project (Reference IX, 8), positive cultural resources were identified on the property within the location of the sub-level addition. Additional archaeological testing was conducted and mitigation measures were recommend to ensure that impacts will be reduced to a level less-than-significant (*See Section VI; Cultural Resources*).

### **B. Surrounding Land Uses and Environmental Setting:**

The project is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number: 009-422-007-000). The 8,200 square foot property is almost completely developed with sparse amount of landscaping located at the front and rear of the property. The property is located within the Carmel by the Sea Addition #7 subdivision, which is surrounded by urbanized development. The property is approximately 6,400 feet west of Highway 1 and approximately 230 feet east of the Pacific Ocean. The property is located within the unincorporated area of Carmel, approximately 250 feet south of the incorporated City of Carmel-by-the-Sea boundary.

### **C. Other public agencies whose approval is required:**

The subject project is located within the appealable area of the California Coastal Commission. The project also proposes development on a property determined to have positive archaeological resources which requires review by the Native American Heritage Commission.

### **D. Figures:**

1. Vicinity Map
2. Site Plan
3. Floor Plan (Main and Upper Level)
4. Floor Plan (Lower Level)
5. Elevations (South and North)
6. Elevations (East and West)

# VICINITY MAP

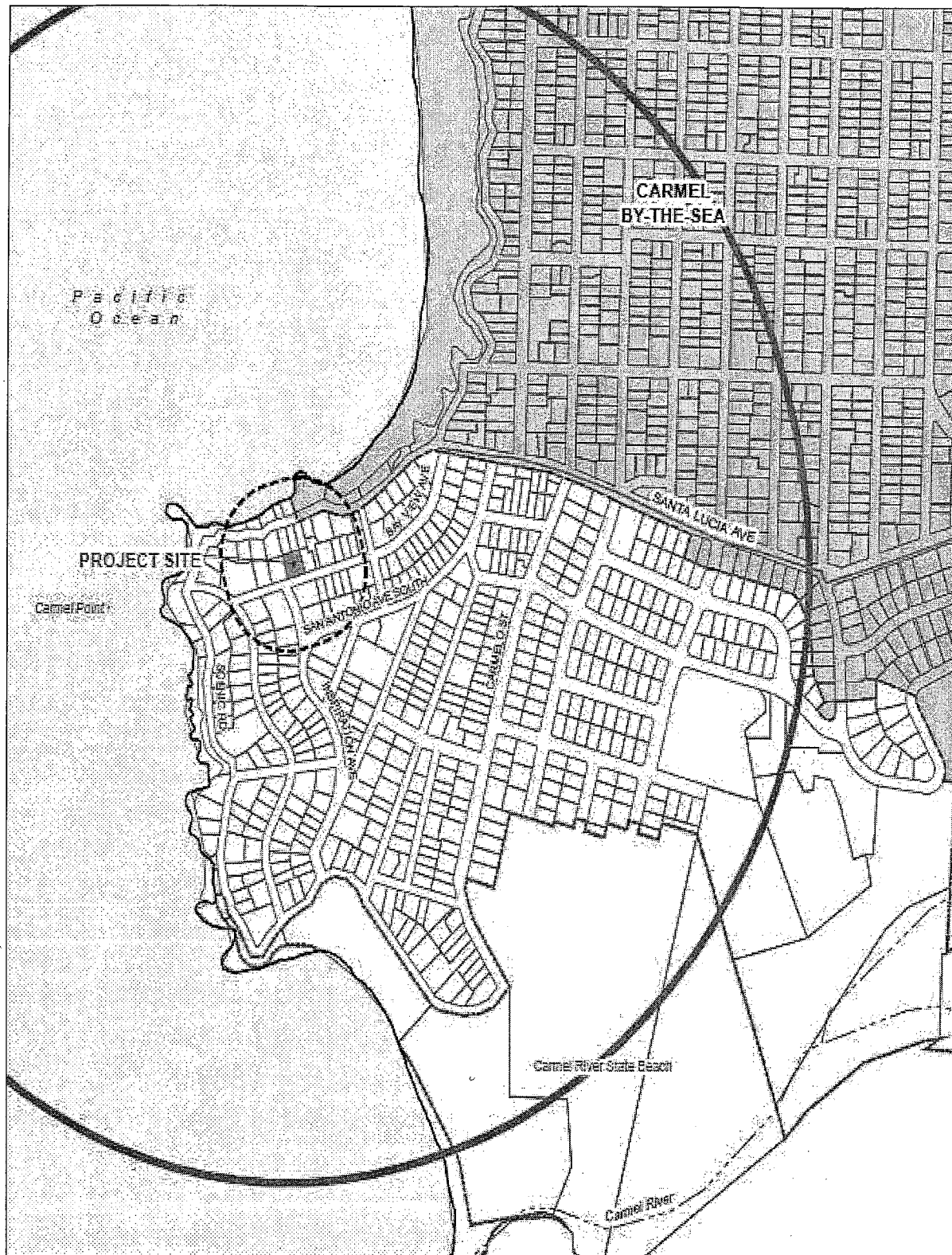
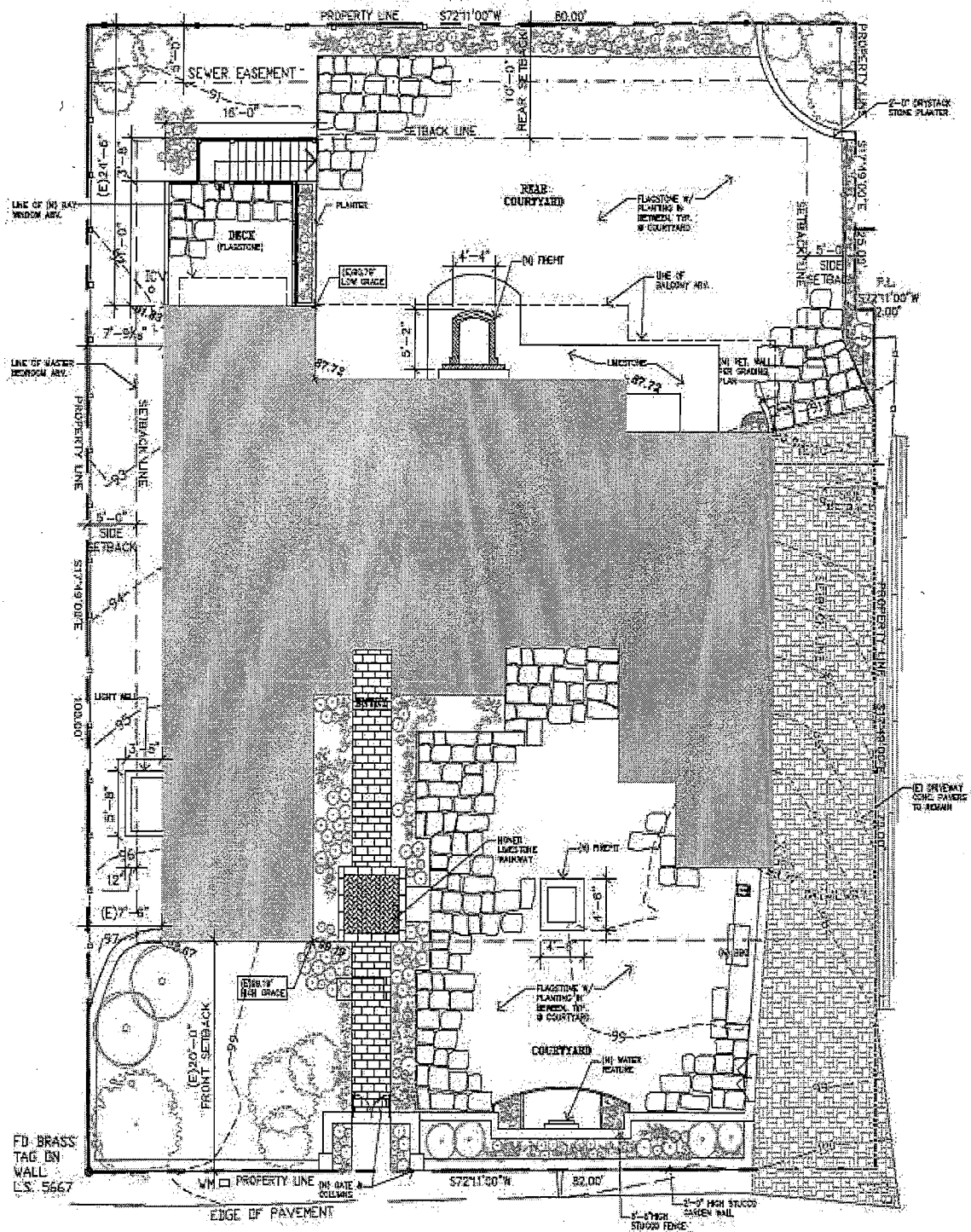


Exhibit E  
Page 10 of 45 Pages

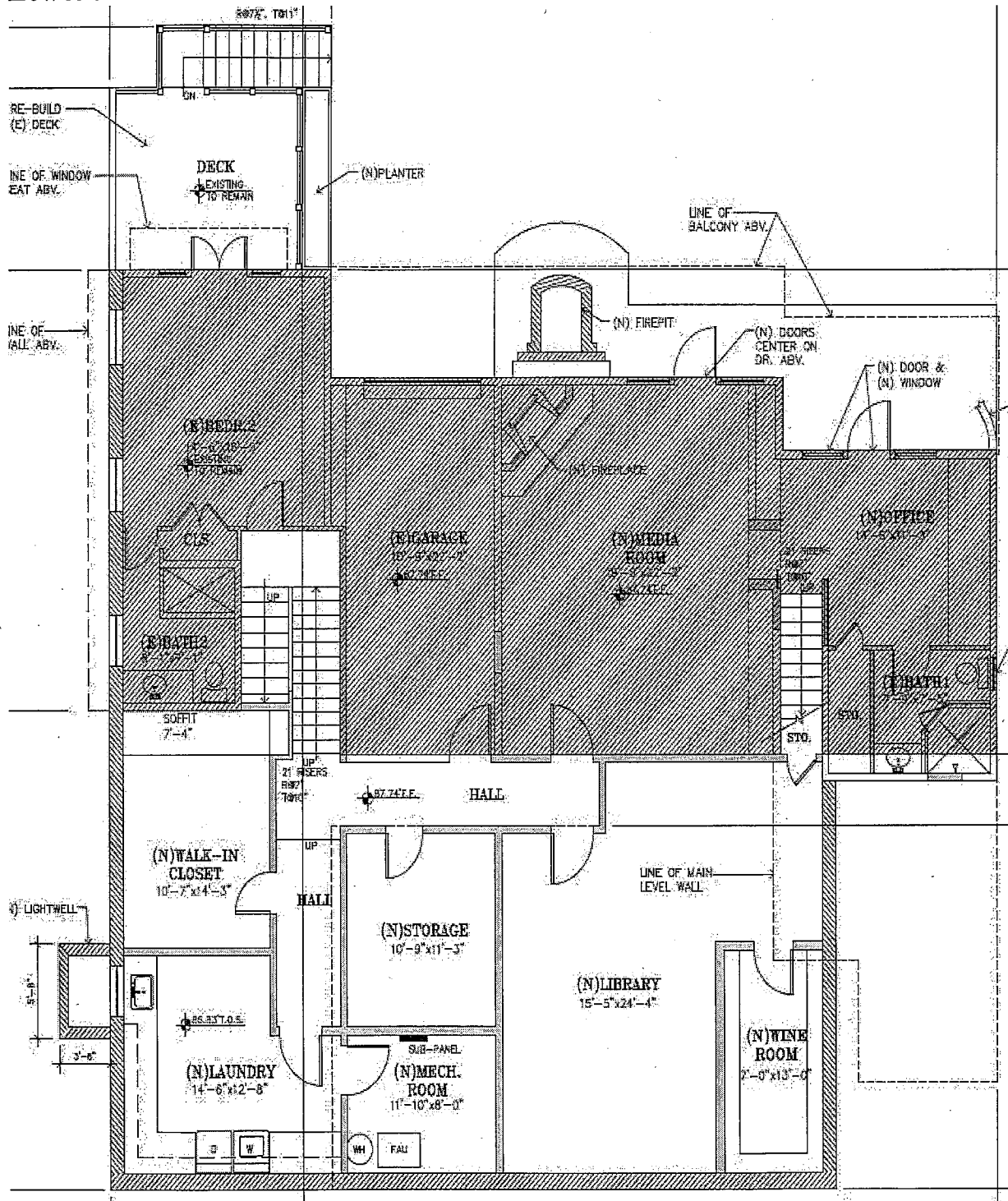


This floor plan illustrates a 1000 sq. ft. house with several proposed modifications, indicated by dashed lines and labels. The layout includes a Master Bedroom (18'-7" x 20'-0"), a Living Room (32'-2" x 22'-3"), a Dining Room (14'-5" x 13'-4"), a Kitchen, a Bath, and two other bedrooms. Key features and proposed changes include:

- Master Bedroom:** 18'-7" x 20'-0". Includes a window seat and a proposed replacement of windows and doors.
- Living Room:** 32'-2" x 22'-3". Features a fireplace insert and a proposed enlargement of an opening.
- Dining Room:** 14'-5" x 13'-4". Includes a window seat and a proposed replacement of a door and window.
- Kitchen:** Includes a pizza oven and a proposed replacement of a door and window.
- Bath:** 8'-5" x 7'-0". Includes a window seat and a proposed replacement of a door and window.
- Bedrooms:** (E)BEDR.1 (15'-1" x 17'-11") and (E)BEDR.2 (18'-7" x 20'-0").
- Other Features:** Crawl space, entry, and various windows and doors.

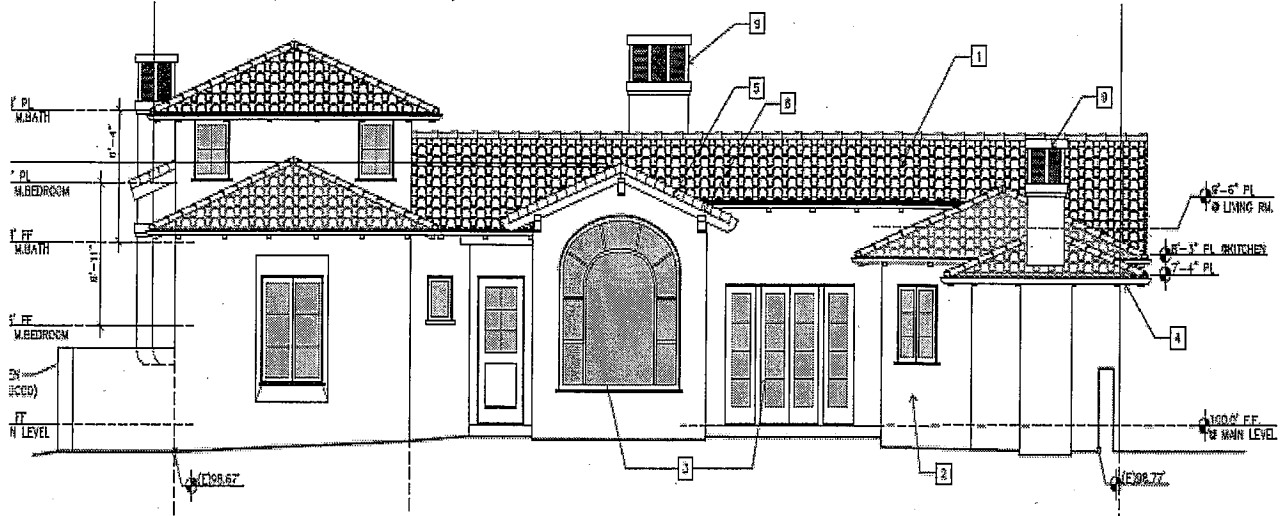


# **FLOOR PLAN** **Lower Level**

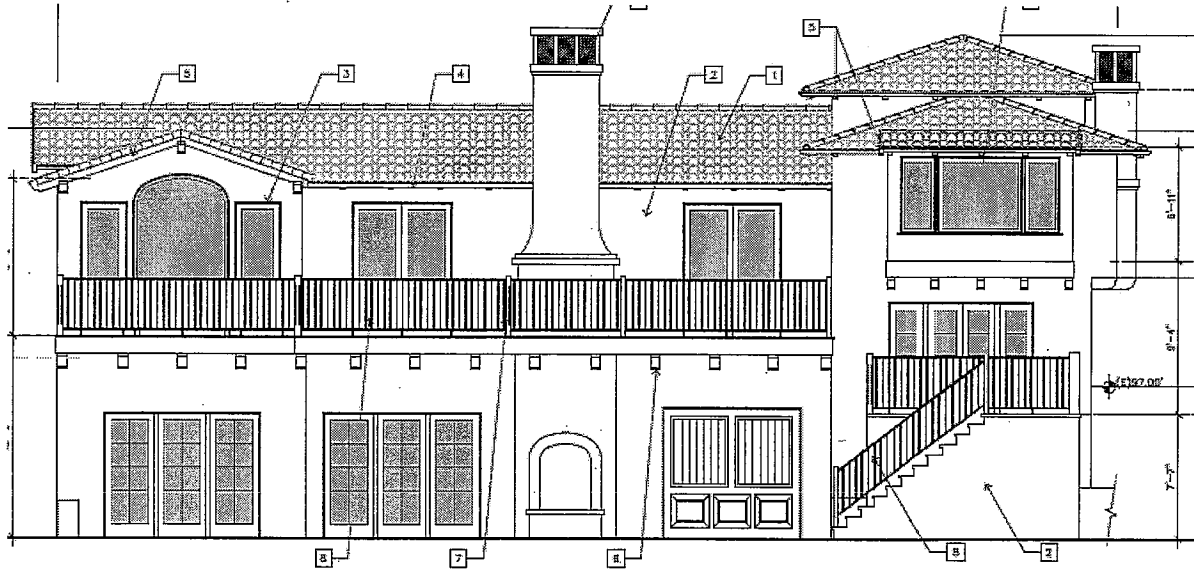


## ELEVATIONS

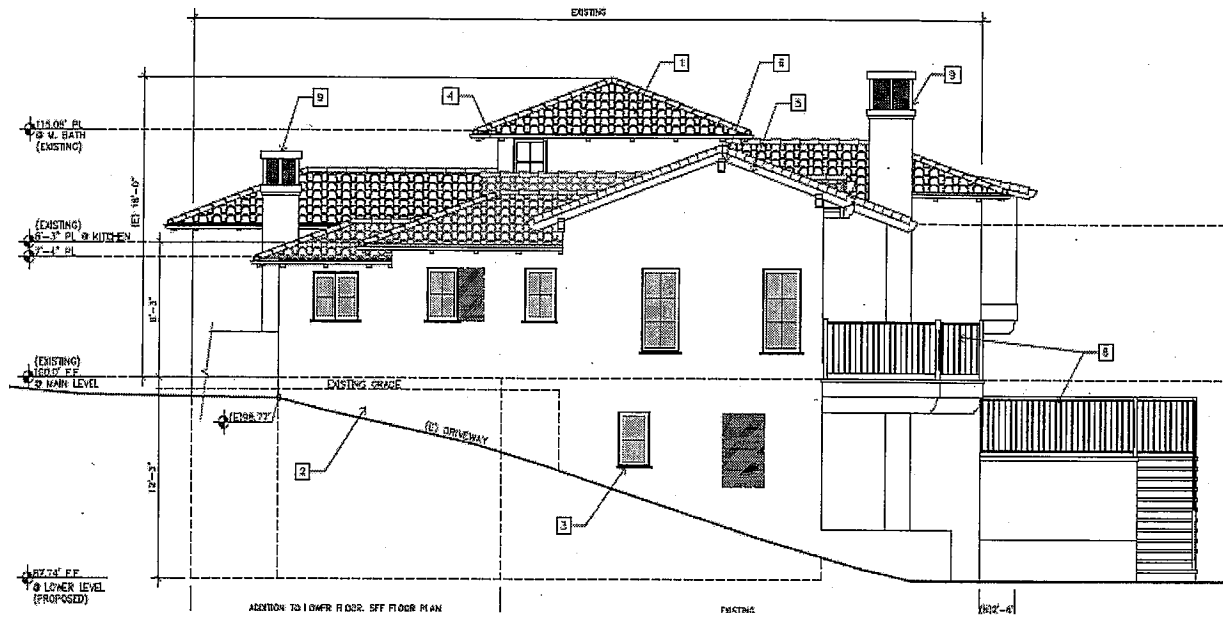
### South Elevation (Street View)



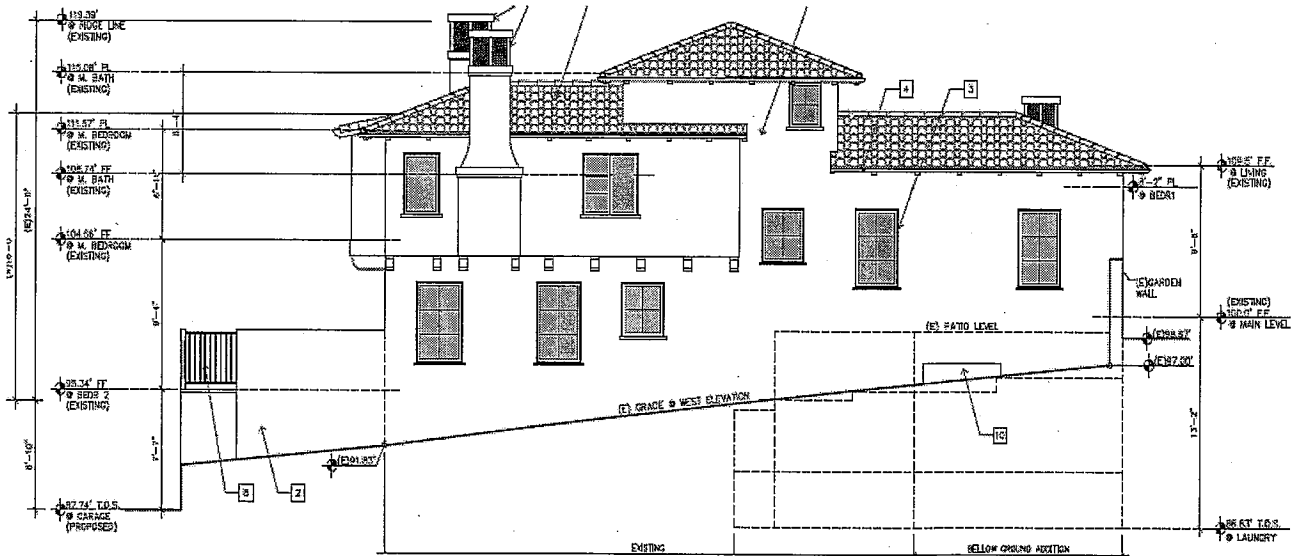
### North Elevation



# **ELEVATIONS** **East Elevation**



# **West Elevation**



### **III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS**

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

1982 Monterey County General Plan/Carmel Area Land Use Plan/Coastal Implementation Plan – Part 4: The property is zoned Medium Density Residential (MDR) which primarily accommodates residential uses within an urbanized setting (Chapter 20.12, Zoning Ordinance). The property is designated with a height limitation of 18 feet. The existing dwelling was previously approved with an upper floor master bath that exceeds the designated height limitation, which is considered legal non-conforming. Though the project does require some modification to the main floor roofline, the project does not include modification of the upper floor, nor does it propose to exceed the 18 foot height limit. The project is consistent with Chapter 2.8 (Archaeological Resources) and Section 20.146.090 of the Coastal Implementation Plan – Part 4 (Archaeological Resources Development Standards) in that an archaeological survey was conducted for the project and mitigation measures were recommended to reduce impacts to a level less-than-significant. (Reference IX, 1, 2, 3, 4, 8) **CONSISTENT**

### **IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION**

#### **A. FACTORS**

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

**FINDING:** For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

**EVIDENCE:**

1. Aesthetics: The subject project proposes structural additions to an existing single family dwelling located within an existing urbanized area. Proposed additions are primarily sub-level (entirely below grade) with only minor additions and remodel proposed to the main level (see Section II for project description). The project does not propose an increase to existing height, nor site coverage. To be consistent with Policy 2.2.4.10.d of the Carmel Area Land Use Plan, an exterior lighting plan will be required as a condition of approval to ensure all exterior lighting is adequately shielded or designed at near-ground level and appropriately directed to reduce long-range visibility. The project will not impact sensitive viewsheds, such as scenic vistas, important scenic routes or scenic landmarks. Therefore, the project will not impact aesthetics. (Reference IX, 1, 2, 3, 5, 7)
2. Agricultural and Forest Resources: The subject property is zoned Medium Density Residential (MDR) that accommodates residential uses within an urbanized setting. The project is set within an existing subdivision (Carmel by the Sea Addition #7) located over 3,000 feet from the nearest grazing land. Therefore, the subject project will not impact agricultural and forest resources. (Reference IX; 1, 2, 3, 5, 7)
3. Air Quality: See Section VI for detailed analysis
4. Biological Resources: The subject project is located within an existing subdivision that is surrounded by a developed urbanized setting. The property is almost completely developed with only sparse amount of planted landscape at the front and rear of the property. The proposed project entails remodel and expansion of an existing dwelling on the property. The property is located over 230 feet from any the Carmel Beach and over 1,400 feet from any wetland area. According to County resources maps, the property has a low possibility of providing habitat to endangered species listed as protected by the California Department of Fish & Wildlife. Therefore, the project will not impact biological resources. (Reference IX; 1, 2, 3, 5, 7)

5. Cultural Resources: See Section VI for detailed analysis
6. Geology/Soils: Pursuant to the soil engineering investigation report prepared for the subject project and County resource maps, the project site has a low risk of ground failure, liquefaction, and landslides. The project does not propose or require a septic system, so the project will not have septic system impacts. The property has been identified as being located approximately 40 feet from the Cypress Point fault. Based on research and field exploration, the soils report determines surface rupture to be low. Due to the moderate slopes on the property, erosion control plans shall submitted for review and approval by the Building Services Department as a standard condition of approval. Therefore, the project will not significantly impact geology/soils. (Reference IX; 1, 2, 3, 5, 10)
7. Greenhouse Gas Emission: See Section VI for detailed analysis
8. Hazardous/Hazardous Materials: The project does not involve the transportation, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. There is no storage of large quantities of hazardous materials on site. The project would not involve stationary operations, create hazardous emissions, or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip.

The Medium Density Residential (MDR) Zoning District (Chapter 20.12, County Zoning Ordinance) does not allow uses that may contain the storage or use of hazardous materials. The purpose of the MDR Zoning District is to accommodate residential uses in urbanized areas of the County. There is no evidence of such hazardous uses associated with the proposed project. Therefore, there is no impact due to hazardous uses or materials on-site. (Reference IX; 1, 2, 3, 5, 7)

9. Hydrology/Water Quality: The proposed project will not violate any water quality standards or waste discharge requirements, nor degrade water quality. The proposed project is not located within a 100 year floodplain and would not impede or redirect flood flows. The project entails remodel and structural additions to an existing single family dwelling. Water and sewage services currently exist on the property, and services will not increase by the expansion of the existing dwelling. Therefore, there will be no impacts to hydrology/water quality. (Reference IX; 1, 2, 3, 5, 7)
10. Land Use/Planning: The project, as proposed, will not physically divide an established community, nor will it conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding environmental effect. The project will not conflict with any applicable habitat conservation plan, or natural community plan.

The property is zoned Medium Density Residential (MDR) which primarily accommodates residential uses within an urbanized setting (Chapter 20.12, Zoning Ordinance). The property is designated with a height limitation of 18 feet. The existing dwelling was previously approved with an upper floor master bath that exceeds the designated height limitation, which is considered legal non-conforming. Though the project does require some

modification to the main floor roofline, the project does not include modification of the upper floor, nor does it propose to exceed the 18 foot height limit. The project proposes colors and materials that are visually consistent with the neighborhood and area, and consistent with Chapter 20.44 of the Monterey County Zoning Ordinance (Design Control). The project is consistent with Monterey County regulations and policies; and therefore, no impact to land use/planning. (Reference XI; 1, 2, 3, 4, 5, 7)

11. Mineral Resources: No mineral resources have been identified, or would be affected by the project. Therefore, the proposed project would have no impacts on minimal resources. (Reference XI; 1, 2, 3, 5, 7)
12. Noise: The proposed remodel and expansion of the existing single family dwelling would not expose people to noise levels that exceed standards and would not substantially increase ambient noise levels. The project site is not located in the vicinity of an airport or private airstrip. Temporary construction activities will comply with the County's noise requirements, as required in the County Code, Chapter 10.60. Therefore, the proposed project would have no significant impacts related to noise. (Reference IX; 1, 2, 4, 5, 7)
13. Population/Housing: The proposed project would not substantially induce population growth in the area, nor displace structures or people due to construction of the dwelling. The project entails the construction of additions and remodel of an existing single family dwelling. The project will not increase the residential uses that currently existing on-site. Therefore, the proposed project will not impact Population/Housing. (Reference IX; 1, 2, 3, 5, 7)
14. Public Services: The project will have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services.  
  
The proposed project's residential use and proximity to other residential uses signify that any potential impact to public services will be insignificant, given that adequate public services exist to properly serve the area. The review by the local Fire District, Water Resources Agency, and the Environmental Health Bureau identifies that access and private utilities are sufficient. Therefore, the proposed project will not impact Pubic Services. (Reference IX; 1, 2, 3, 5, 7)
15. Recreation: The project, as proposed, would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project, based on review of Figure 3 (Public Access Plan) of the Carmel Area Land Use Plan and staff site visits. The project would not create significant recreational demands.
16. Transportation/Traffic: The subject project proposes structural additions to an existing single family dwelling located within an existing urbanized area. The project will not generate additional traffic. The project would not change air traffic patterns, or increase traffic levels.

It would not substantially increase hazards due to a design failure, nor result in inadequate emergency access or parking capacity. The project also would not conflict with adopted policies, plans, or programs supporting alternative transportation. The Monterey County RMA - Public Works Department has reviewed the project and has determined that the subject project does not change uses on the property and will not increase traffic or impact transportation in the area. Therefore, the proposed project will not significant impact transportation or traffic. (Reference IX; 1, 2, 3, 5, 7)

17. Utilities: The subject project proposes structural additions to an existing single family dwelling currently connected to public water and sewage services. The existing dwelling is currently connected to water services provided by California-American Water Company; sewage services are provided by Carmel Area Wastewater District (CAWD). Pursuant to the reviews conducted by the Environmental Health Bureau and Water Resources Agency, the project proposes not to increase water usage and can be accommodated by existing services. Therefore, the proposed project will not significantly impact Utilities and Service Systems. (Reference IX; 1, 2, 3, 7)

## **B. DETERMINATION**

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



  
Dan Lister – Assistant Planner

5/10/13  
Date

## V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

(See Section VI, Evidence No. 1 for discussion)

2. AGRICULTURAL AND FOREST RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

(See Section VI, Evidence No. 2 for discussion)

## 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and Federal ambient air quality standards (AAQS) within the North Central Coast Air Basin (NCCAB). Consistency with the AQMP is an indication of a project's cumulative adverse impact on regional air quality. It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance.

The development of a single family dwelling on an existing legal lot of record is not subject to MBUAPCD regulations. Development of an existing residential lot for residential purposes is accommodated in the AQMP. Therefore, the proposed development would not increase population that would exceed the forecast in the AQMP. The establishment of a single family dwelling at the site will not create or produce objectionable odors. Most potentially significant air quality issues related to construction of the single family dwelling involve the site grading activities. In accommodating for residential development, the AQMP takes into account the minor impacts of building site grading and construction of a single family dwelling. These are not considered potentially significant unless there are unusual circumstances requiring large areas of site preparation and long-term involvement of heavy equipment. Therefore, the project will have no impact on implementation of the Air Quality Plan, or expose people to substantial pollutants or objectionable odors. Impacts related to short-term construction activities are considered to be less-than-significant.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

(See Section VI, Evidence No. 4 for discussion)

## 5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 2, 3, 4, 5, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 3, 5, 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 3, 5, 8, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 3, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

According to County resource maps, the project is located within 750 feet of a known archaeological site. According to Section 20.146.090.B of the Monterey County Coastal Implementation Plan – Part 4 (CIP), an archaeological report is required.

On January 17, 2013, a Preliminary Archaeological Assessment was conducted by Archaeological Consulting that indicated evidence of positive archaeological resources on the property site. The property has been identified as being located within a portion of CA-MNT-16, an archaeological site known for abalone procurement and processing activities between AD 1269 and AD 1480. The site is significant under Section 15064.5 of the CEQA Guidelines and Policy 2.8.4.5 of the Carmel Area Land Use Plan (also Section 20.146.090.C.1, CIP). Two 4" auger borings were excavated in the location of the proposed sub-level addition area. Auger boring No.1 (approximately six feet from the existing entry area of the dwelling) produced evidence of midden soil at a depth of over 6 feet. Fragments of abalone shell were found. Auger boring No. 2 (approximately six feet from existing kitchen area) produced evidence of midden soil between 12-41 inches deep, but lighter non-cultural sand was encountered at 51 inches.

#### (a) No Impact:

Pursuant to a Historic Assessment prepared by Kent Seavey on September 8, 2012, the existing dwelling was constructed in 1936 with second story element and garage construction in 1971. Additional remodel activities to the dwelling occurred in 2002. Due to considerable amount of alterations to the existing dwelling, the dwelling lacks historic significance and does not meet the necessary criterion for listing in the California or Monterey County Register.

#### (b) Less than Significant with Mitigation Incorporated:

On April 9, 2013, an additional report was prepared by Archaeological Consulting based on additional auger testings within the area proposed for a sub-level expansion. Auger boring No. 3 (approximately 15 feet from the road, Bay View Avenue) construction debris was encountered in the upper 30 inches of soil (brown-sand). Between 39-45 inches, larger fragments of *Haliotis*

shell were encountered. Auger boring No. 4 (approximately 3 feet from existing bedroom no. 1 area) almost no cultural materials were found. Sparse fragments of shell were encountered between 4-43", and fragments of brick were discovered between 16-22 inches.

Based on the auger boring testings and additional assessment conducted within the crawl space beneath the west wing of the existing dwelling, the materials encountered was primarily dirt excavated during the construction of the existing basement area that was placed at the front of the property that makes the courtyard/patio area (where the testings occurred). Based on the additional information and materials encountered, the report concludes that the potential for discovery of significant intact cultural resources on the property are slight.

The following recommended mitigation measures shall be applied to the project to ensure any potential impacts to resources are reduced to a level less-than-significant

**Mitigation Measure No. 1: Cultural Resources**

*"A qualified archaeological monitor should be present during project excavations. The monitor should recover any potentially significant cultural materials that may be found. At least two radiocarbon dates should be obtained for project impacts to the thin layer of apparently intact resources identified in a portion of the project area. If at anytime potential significant cultural features are encountered, work shall be halted until the monitor and/or the principal archaeologist can evaluate the discovery. If it is determined to be significant, appropriate mitigation should be developed, with the concurrence of the lead agency, and implemented."*

**(c) & (d) No Impact:**

Pursuant to the archaeological survey conducted on the subject property, no evidence of paleontological resource, or human remains were found on-site. Recommended as a standard condition of approval, if any human remain are accidentally discovered during ground disturbance will be required to be consistent with the California State Law for Native American burials (Chapter 1492, Statutes of 1982). Based on the analysis, no impacts will occur to paleontological resources or human remains.

6. GEOLOGY AND SOILS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 5) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## 6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking? (Source: 1, 2, 3, 5, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 5, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 2, 3, 5, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 5, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 5, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2, 3, 5, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 5, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

(See Section VI, Evidence No. 6 for discussion)

## 7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

Greenhouse gases such as Carbon Dioxide and Methane contribute to the "ozone" effect that leads to global warming. Generally, development of an existing lot of record for residential

purposes is not a significant contributor to the global problem; however, the project will involve temporary and stationary sources that generate minor amounts of greenhouse gas emissions.

The proposed development would generate greenhouse gas emission through use of construction equipment and vehicle trips. Use of construction equipment is anticipated to be intermittent and limited to site preparation and some construction activities. Pollutant emissions resulting from heavy equipment use during construction are not anticipated to exceed any significance thresholds or significantly contribute to greenhouse gas effects on the environment. The same applies to the minor addition of vehicle traffic associated with construction of a new single family dwelling.

For the stationary sources, the building code requires new development to use energy efficient furnaces and water heaters to comply with Title 24. The applicant is also encouraged to consider the use of solar panels (preferably roof mounted) to help generate electricity for the proposed dwellings and off-set some additional stationary source impacts.

All of these impacts are anticipated to provide minuscule and nearly immeasurable contributions of greenhouse gases when viewed in connection with the global contributions on a cumulative basis. It is not anticipated that greenhouse gases generated by the proposed project would have a significant impact on the ozone or the environment.

Monterey County does not have an adopted plan for the reduction of greenhouse gases. Preparation of such a plan has begun, but is not yet applicable. Instead, the project is considered in terms of the multiple State and Federal laws passed regarding this subject. It is difficult to implement the goals of the various legislations on a small project-level basis such as this project. Rather climate action plans are being developed, and the Office of Planning and Research (OPR) recommend that each jurisdiction establish their own thresholds of significance. Monterey County has not adopted either a climate action plan or thresholds of significance, but it can be inferred from other agencies, including the California Air Resources Board (ARB) (whose thresholds have been established) and the current environmental practices that the development of a new single family dwelling would not substantially conflict with greenhouse gas reduction planning. GHG sources targeted in such plans generally involve vehicle miles traveled reductions, waste diversions, and technologies such as electric vehicles, and renewable energy sources, not single residential projects. Therefore, the project is considered less-than-significant in regards to greenhouse-gas emissions.

8. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

(See Section VI, Evidence No. 8 for discussion)

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion</u> or <u>siltation</u> on- or off-site? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

**9. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:***(See Section VI, Evidence No. 9 for discussion)*

---

**10. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:***(See Section VI, Evidence No. 10 for discussion)*

---

**11. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:***(See Section VI, Evidence No. 11 for discussion)*

## 12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

(See Section VI, Evidence No. 12 for discussion)

## 13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

**13. POPULATION AND HOUSING**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:***(See Section VI, Evidence No. 13 for discussion)*

---

**14. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:***(See Section VI, Evidence No. 14 for discussion)*

15. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

(See Section VI, Evidence No. 15 for discussion)

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**16. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

(See Section VI, Evidence No. 16 for discussion)

**17. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

(See Section VI, Evidence No. 17 for discussion)

## VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 7, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 2, 3, , 5, 7) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 5, 7, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 5, 6, 7, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

#### (a) Less than Significant:

(See the following sections for evidence: Section II, Property Description and Environmental Setting; Section IV, Environmental Factors Potentially Affected and Determination, Evidence No(s). 1-17; and Section VI, Environmental Checklist, Cultural Resources)

#### (b) Less than Significant:

According to the County's permitting database, Accela, within a 300,000 square foot area around the proposed project, there are (2) approved planning permits with no associated building permit:

- PLN130012 – 26195 Scenic Holdings, LLC (Assessor's Parcel Number 009-422-023-000): Partial demolition and remodel of an existing dwelling. Recently approved; no associated construction permits issued or applied for.
- PLN080343 – Connors (Assessor's Parcel Number 009-422-001-000): New single family dwelling. No associated construction permits issued or applied for. Planning permit most likely expired.

The few projects reviewed outside of the 300,000 square foot area mostly pertain to small alterations, such as exterior remodels or small additions (500 square-feet or less). Therefore, the project is considered a less-than-significant impact regarding cumulative effects.

**(c) No Impact:**

*(See the following sections for evidence: Section II, Property Description and Environmental Setting; Section IV, and Environmental Factors Potentially Affected and Determination, Evidence No(s). 1-17)*

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## ***VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at [www.dfg.ca.gov](http://www.dfg.ca.gov).

**Conclusion:** The project will not be required to pay the fee.

**Evidence:** Based on the record as a whole as embodied in the Planning Department files pertaining to PLN120764 and the attached Initial Study / Proposed Mitigated Negative Declaration.

## ***IX. REFERENCES***

1. Project Application/Plans (PLN120764).
2. 1982 Monterey County General Plan.
3. Carmel Area Land Use Plan/Monterey County Coastal Implementation Plan – Part 4.

4. Title 20 of the Monterey County Code (Zoning Ordinance).
5. Monterey County GIS Database/Accela Permitting Database.
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008.
7. Site Visit conducted by the project planner on November 27, 2012.
8. "Preliminary Archaeological Assessment of Assessor's Parcel 009-422-007, Carmel, Monterey County, California" (LIB130017) prepared by Mary Doane and Gary Breschini of Archaeological Consulting, Salinas, CA, dated January 17, 2013, additional test with revised conclusion on April 9, 2013.
9. "Historical Assessment" (LIB130027) prepared by Kent Seavey, Pacific Grove, CA, dated on September 8, 2012.
10. "Soil Engineering Investigation for Caddell/Chapman Residence Additions" prepared by Landset Engineers, Inc., Salinas, CA, dated on January 2013.

#### **X. ATTACHMENTS**

- a. "Preliminary Archaeological Assessment of Assessor's Parcel 009-422-007, Carmel, Monterey County, California" (LIB130017) prepared by Mary Doane and Gary Breschini of Archaeological Consulting, Salinas, CA, dated January 17, 2013. **COVER PAGE ONLY**
- b. "Historical Assessment" (LIB130027) prepared by Kent Seavey, Pacific Grove, CA, dated on September 8, 2012.
- c. "Soil Engineering Investigation for Caddell/Chapman Residence Additions" prepared by Landset Engineers, Inc., Salinas, CA, dated on January 2013.
- d. Reduced set of proposed plans (PLN120764).

## X. ATTACHMENTS

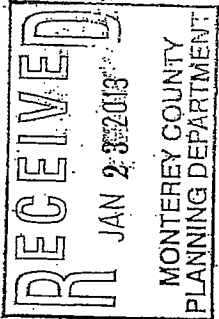
a) "Preliminary Archaeological Assessment of Assessor's Parcel 009-422-007, Carmel, Monterey County, California" (LIB130017) prepared by Mary Doane and Gary Breschini of Archaeological Consulting, Salinas, CA, dated January 17, 2013.

**COVER PAGE ONLY**

LIB 30012

# ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377  
SALINAS, CA 93912  
(831) 422-4912



## PRELIMINARY ARCHAEOLOGICAL ASSESSMENT OF ASSESSOR'S PARCEL 009-422-007, CARMEL, MONTEREY COUNTY, CALIFORNIA

by

Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA

January 17, 2013

Prepared for

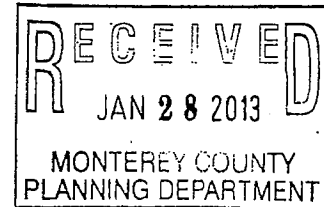
Cynthia Chapman and Michael Caddell

b) "Historical Assessment" (LIB130027) prepared by  
Kent Seavey, Pacific Grove, CA, dated on  
September 8, 2012.



KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831)375-8739

LIB130027



September 8, 2012

Mr. Jun Sillano, A.I. A.  
International Design Group  
721 Lighthouse Ave.  
Pacific Grove, CA 93950

Dear Mr. Sillano :

Thank you for the opportunity to prepare a Phase I Historic Review of the residential property at 2337 Bay View Ave. (APN# 009-422-007) in Carmel, Monterey County, as required by the California Environmental Quality Act (CEQA) and the County of Monterey.

Monterey County Assessor's records show that the subject property was constructed in 1936. An addition to join the residence to the garage and add a second story on the garage occurred in 1971, with further small additions in 1972 (no bldg. permit numbers are on file). There was a \$30,000 remodel in 1981 (MCBP# 31-521), and a \$94,000 addition in 2002 (MCBP# 01-324). The original property owner, Allah Osborne, sold the parcel to Mrs. Margaret M. Williams in 1934. No architect or builder has been identified.

The subject property is a one and two-story, wood-framed Spanish Eclectic Style residence, irregular in plan, resting on a concrete foundation. There is a small tower bathroom at the NW corner, and a two-car garage with living spaces below grade on the rear (north) elevation. The exterior wall cladding is a smooth cement stucco.

The low-pitched, intersecting hip-and- gabled roof system has overhanging eaves with exposed rafter-tails. It's lower projecting wings form a "U" along the south facing facade. The rear (north) elevation is characterized by a pair of smaller cantilevered balconies projecting off the east and west ends of the main building envelope. The balconies have their own shed-roofed coverings, supported by wood posts with decorative splat type balusters in their rails. Both balconies are carried on heavy wood joists.

Exhibit E

Page 44 of 95 Pages

The balcony on the west end of the residence is a modern (2002) copy of the one on the east end, that appears to be original. There is one stucco-clad exterior eave wall chimney present. It is centered on the rear (north) elevation, between the garage doors, and probably dates to the 2002 additions. All roof covering appears to be in Mission tile.

Fenestration is irregular, with a variety of single and paired casement and sliding type multi-paned wood windows. There are two large, arched fixed focal windows on the rear (north) elevation flanking the 2002 chimney. These features have narrow awning vent windows at their bases. Most entries are characterized by either single, glazed wood doors or wood French doors having glazed sidelights. Many of the windows on the building envelope date from the modern additions.

The residence is sited in an informal courtyard garden setting on the north side of Bay View Ave. behind modern stucco-clad cinder block walls. The subject property is located on Carmel Point, in a wooded residential neighborhood with homes of varying ages, sizes and styles.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1(a). It asks, generally, did any event of importance to the region, state or nation occur on the property? Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation.

They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of the building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to July of 2012). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Monterey County Historic Resource Inventory.

According to the 1940 U.S. Census records, the original home owner, Mrs. Margaret M. Williams, was the wife of Fresno automobile dealer Thomas J. Williams.

The subject property retains its original location, with its setting modified c. 2002, including the addition of courtyard walls and a large treated wood pergola along the front (south) elevation. The original 1936 design has been considerably altered, especially along the rear (north) elevation, including the remodeling of the original garage on the west side of the residence into living quarters and the addition of the second story tower at the NW corner of the residence (1971). The changes noted have sufficiently obscured, damaged or destroyed much of the original design, materials and workmanship the house may have had, compromising its historic integrity as constructed in 1936.

No event of significance to the nation, state or region, or association with important individuals during the productive period of their lives has been identified with the subject property.

The 2008 Carmel Historic Context Statement notes that the 1920s and 1930s was characterized by "a taste for revivalism", and cites a variety of romantic styles in vogue, including the Spanish Eclectic, but does not go on to clearly address the necessary character-defining features required to be present for determination of significance.

The subject property appears to have been a fairly simple and straight forward example of the Spanish Eclectic mode prior to its many changes over time. There are a number of good examples of the style, by local and regional architects and builders, represented in the 2003 Carmel Historic Resource Inventory.

Lacking historic significance, and because the subject property has been considerably altered over time, causing the loss of its integrity as constructed in 1936, the residence does not meet the necessary criterion for listing in the California Register. Nor does it meet the criterion established by the County of Monterey for inclusion in the Monterey County Register of Historic Places, and therefore cannot be considered an historic resource as defined by CEQA.

Respectfully Submitted,

*Karl J. Seavey*

**2337 Bay View Ave.-Carmel**



Photo #1, Looking north at the south facing facade,  
September, 2012.

c) "Soil Engineering Investigation for  
Caddell/Chapman Residence Additions" prepared  
by Landset Engineers, Inc., Salinas, CA, dated on  
January 2013.



ENGINEERS, INC.

ENGINEERING - LAND PLANNING  
SURVEYING - ENVIRONMENTAL CONSULTING

SOIL ENGINEERING INVESTIGATION  
FOR THE  
CADDELL/CHAPMAN RESIDENCE ADDITIONS  
(APN 009-422-007)  
2337 BAYVIEW AVENUE  
MONTEREY COUNTY, CALIFORNIA  
PROJECT 1170-02

Prepared for

MR. MIKE CADDELL & MS. CYNTHIA CHAPMAN  
C/O INTERNATIONAL DESIGN GROUP  
721 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950

Prepared by

LANDSET ENGINEERS, INC.  
520B CRAZY HORSE CANYON ROAD  
SALINAS, CALIFORNIA 93907  
(831) 443-6970

JANUARY 2013



January 25, 2013

File No.: 1170-02

Mr. Mike Caddell & Ms. Cynthia Chapman  
c/o International Design Group  
721 Lighthouse Avenue  
Pacific Grove, California 93950

Attention: Ms. Ines Barcan-Ellis

SUBJECT: SOIL ENGINEERING INVESTIGATION  
Caddell/Chapman Residence Additions (APN 009-422-007)  
2337 Bayview Avenue  
Scenic Area of Carmel, Monterey County, California

Dear Mr. Caddell & Ms. Chapman:

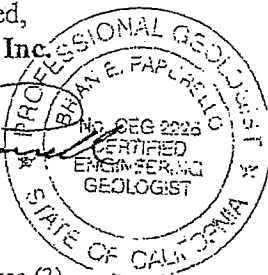
In accordance with your authorization, Landset Engineers, Inc. has completed a soil-engineering investigation for the proposed additions and remodel to your residence located in the Scenic area of Carmel, Monterey County, California. This report presents the results of our field investigation, laboratory testing, along with our preliminary conclusions and recommendations for site development.

It is our opinion that the proposed building additions are feasible from a soil engineering standpoint provided the recommendations included in this report are incorporated into the project plans, specifications, and implemented during construction. The preliminary conclusions and recommendations included herein are based upon applicable standards at the time this report was prepared.

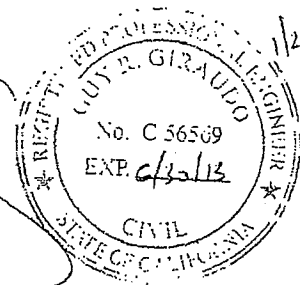
It has been a pleasure to be of service to you on this project. If you have any questions regarding the attached report, please contact the undersigned at (831) 443-6970

Respectfully submitted,  
LandSet Engineers, Inc.

Brian Papurello  
CEG 2226



Guy R. Giraudo  
RCE 56569



Distribution: Addressee (3)  
Mr. Mike Caddell & Ms. Cynthia Chapman (1)

Doc. No.: 1301-115.SER



## TABLE OF CONTENTS

	Page
INTRODUCTION.....	1
PURPOSE AND SCOPE OF SERVICES.....	1
SITE DESCRIPTION AND PROPOSED DEVELOPMENT.....	2
FIELD EXPLORATION.....	2
LABORATORY TESTING.....	3
SUBSURFACE CONDITIONS.....	3
GROUNDWATER .....	3
SUMMARIZED CONCLUSIONS .....	4
RECOMMENDATIONS .....	8
Site Preparation and Grading.....	8
Foundations.....	10
Slabs-on-Grade and Exterior Flatwork .....	11
Retaining Walls.....	12
Utility Trenches.....	15
Site Drainage.....	15
QUALITY CONTROL .....	17
LIMITATIONS AND UNIFORMITY OF CONDITIONS .....	18
REFERENCES .....	19

### FIGURES

- Figure 1, Vicinity Map
- Figure 2, Boring Location Map

### APPENDIX A

Unified Soil Classification System	A1
Key to Log of Borings	A2
Soil Terminology	A3
Exploratory Boring Logs B-1 through B-3	A4-A6

### APPENDIX B

Laboratory Test Results, Table B1	B1
-----------------------------------	----

## INTRODUCTION

This report summarizes our findings and preliminary conclusions & recommendations for our soil engineering investigation for the proposed additions and remodel to an existing single family residence located at 2337 Bayview Avenue in the Scenic area of Carmel, Monterey County, California (see Vicinity Map, Figure 1).

## PURPOSE AND SCOPE OF SERVICES

This soil engineering investigation has been prepared to explore surface and subsurface soil and groundwater conditions at the site, and provide preliminary soil-engineering criteria for design and construction of the project.

The conclusions and recommendations of this report are intended to comply with Section 1803 of the California Building Code (CBC) 2010 edition as modified by standard soil engineering practice in this area. Our scope of services included:

1. A visual site reconnaissance.
2. Exploration, sampling and classification of the surface and subsurface soils by means of drilling three exploratory borings to depths ranging from 11.5 to 21.5 feet below the ground surface.
3. Laboratory testing of selected soil samples collected from the exploratory borings and to determine their pertinent engineering and index properties.
4. Engineering analysis of the information collected based on the results of the field exploration; laboratory testing program and review of published and unpublished studies in the general area of the site.
5. Preparation of this report summarizing our preliminary findings and soil engineering conclusions and recommendations for site preparation, grading and compaction, foundations, retaining walls, utility trenches, slabs-on-grade, general site drainage, and erosion control.

### SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The property (APN 009-422-007) is located at 2337 Bayview Avenue in the Scenic area of Carmel, Monterey County, California (Figure 1). The overall property consists of a quasi-rectangular shaped parcel of about 0.19-acres in area. The site is situated on a moderate (~10%) north-facing descending slope. An existing single story residence currently occupies the site (Figure 2).

Proposed site development will consist of a 301-ft<sup>2</sup> lower floor addition, 89-ft<sup>2</sup> main floor addition and 228-ft<sup>2</sup> balcony addition along with associated landscaping and site surface & subsurface drainage improvements.

### FIELD EXPLORATION

A total of three exploratory borings were drilled on January 22, 2013 at the approximate locations shown on the Boring Location Map, Figure 2. The borings were drilled using a man-portable limited access and truck mounted drill rigs equipped with a 4-inch outside diameter solid stem auger. The exploratory borings were drilled to depths ranging from 11.5 to 21.5 feet below the ground surface.

Soils encountered in each exploratory boring were visually classified in the field and a continuous log was recorded. Visual classifications were made in general accordance with the Unified Soil Classification System and ASTM D2487. Logs of the borings can be found in Appendix A (Figures A4 through A6). Appendix A also contains a Key to the Unified Soil Classification System, Key to Log of Borings and Soil Terminology (Figures A1 through A3).

Soil samples were obtained by drilling to the desired depth and then driving a 3-inch OD Modified California Sampler or a 2-inch OD Standard Penetration Test sampler. The samplers were driven into the ground using force generated by a 140-pound hammer dropping freely through a distance of 30-inches. The number of blows required to drive the last 12-inches of an 18-inch sampler were recorded as penetration resistance (blows/foot) on the exploratory boring

logs. The penetration resistance values were used to describe the consistency/density of the subsurface materials.

### LABORATORY TESTING

Laboratory tests were performed to determine the relevant physical and engineering characteristics on selected soil samples of the various soil materials encountered in the exploratory borings considered pertinent to the design of the project. The tests performed were selected on the basis of the probable design requirements as correlated to the site subsurface profile. A summary of the laboratory test results is presented in Appendix B. A brief generalized description of the tests performed is presented below.

- \* Moisture-Density Determinations: This test was conducted on fiberglass liner samples to measure their in-situ moisture contents and dry unit weights. The test results are used to assess the distribution of subsurface pressures and to calculate degrees of in-situ relative compaction.

### SUBSURFACE CONDITIONS

Subsurface constituents were fairly uniform to the depths explored in each of the exploratory borings. Subsurface materials encountered consisted of 10.0 to 20.0 feet of loose to medium dense silty SAND and poorly graded SAND soils. Below the soil layer the borings encountered very dense, weathered Oligocene age volcanic bedrock to the maximum depth explored of 21.5 feet below the ground surface.

### GROUNDWATER

Groundwater was not encountered in any of the exploratory borings drilled on the site. Local groundwater levels can fluctuate over time depending on but not limited to factors such as seasonal rainfall, site elevation, groundwater withdrawal, and construction activities at neighboring sites. The influence of these time dependent factors could not be assessed at the time of our investigation.

### SUMMARIZED CONCLUSIONS

The following preliminary conclusions are drawn from the data acquired and evaluated during this investigation for the proposed project. Soil and groundwater conditions can deviate from the conditions encountered at the boring locations. If significant variations in the subsurface conditions are encountered during construction, it may be necessary for Landset Engineers, Inc. to review the recommendations presented herein, and recommend adjustments as necessary.

Site Suitability: In our opinion, the site is suitable from a soil engineering standpoint for the proposed residential addition provided that the recommendations contained herein are implemented in the design and construction. The following preliminary conclusions and recommendations are presented as guidelines to be used by project planners and designers for the soil engineering aspects of the project design and construction. These conclusions and recommendations have been prepared assuming that Landset Engineers, Inc. will be retained to review proposed grading and foundation plans before construction, and to observe, test and advise during earthwork and foundation construction.

Soil Expansion: The site topsoil is classified as silty SAND and poorly graded SAND with low expansion potential. No special measures are required to mitigate the effect of soil expansion on foundations, and interior or exterior concrete slabs-on-grade.

Grading: Due to loose soil consistencies in the upper three to four feet, remedial grading of the in-situ native material is considered necessary to improve the soils for foundation support. Therefore, it is recommended that the top three feet of soil underlying future ground floor building areas be removed (subexcavated) down to firm native soil and replaced as an engineered and compacted fill prior to foundation construction.

Liquefaction Potential & Lateral Spreading: Liquefaction is the transformation of soil from a solid to a liquid state as a consequence of increased pore-water pressures in response to strong ground shaking generated during an earthquake. Published mapping by the USGS (Dupre', 1990)

January 25, 2013

File No.: 1170-02

shows that the site is located in an area of low susceptibility for liquefaction. Based on our field investigation and research it is our opinion that the potential for liquefaction to occur on the site is low.

Lateral spreading can occur when soils liquefy beneath a slope, or even beneath level ground if an open topographic face is nearby. Since the potential for liquefaction at the site is judged to be non-existent, the potential for lateral spreading is low.

Surface Fault Rupture: The site is not located within an Earthquake Fault Zone as established in accordance with the Alquist-Priolo Earthquake Fault Zoning Act of 1972 (Hart, 1997).

The Cypress Point fault is located approximately 40 feet southwest of the westerly property boundary (Clark Dupre' & Rosenberg, 1997). This fault is buried under the Quaternary sediments that underlie the site. The Cypress Point fault is a northwest striking reverse fault (northeast side down) that juxtaposes basaltic andesite with granodiorite at Carmel Point. Clark, Dupre' & Rosenberg map this fault as having reverse displacement of up 30 meters, with an unknown recurrence interval, and a maximum moment magnitude of 6.0. The Cypress Point fault displays possible late Quaternary displacement, but is not considered to be active. Subsurface exploration performed as part of this investigation indicates that the site is uniformly underlain by Oligocene age volcanic rock. Based on our research and subsurface field exploration, it is our opinion that the potential for surface rupture to occur on the site is low to moderate.

Dynamic Compaction & Compressibility: Dynamic compaction occurs when loose, unsaturated soils densify in response to ground shaking during a seismic event. Because no such materials were encountered on the site, it is our opinion that the potential for dynamic compaction is low. Based on the dense consistencies encountered during our field exploration and local site geologic conditions, it is our opinion that the site soils exhibit very low compressibility characteristics.

Temporary Slope Protection: Due to the planned excavation for the lower floor addition, an engineered slope protection system (shoring & bracing) will be necessary for the stability of temporary construction slopes. The engineered protective system(s) should be designed and constructed by a qualified engineer or contractor who specializes in the field of shoring and bracing systems.

Erosion: The earth materials underlying that site are highly erodible. Erosion control measures should be implemented during construction and development is essential to ensure stability.

Landsliding and Slope Stability: The site slopes are moderate and visually appear to be grossly stable. Previous investigators have mapped no evidence of slope instability (Clark, Dupre' & Rosenberg, 1997). No evidence of past or present slope instability was noted to occur in the field as part of this study. The potential for landsliding to affect the project is very low.

Total & Differential Settlement: Post construction total and differential settlements from static loading of foundations are expected to be about 1-inch and ½-inch respectively. Post construction total and differential settlement of foundations is estimated to be about ¾-inch from seismic loading.

Seismic Design Parameters: For seismic design using the 2010 CBC, we recommend the following design values be used. The parameters were calculated using the U.S. Geological Survey Ground Motion Parameters computer program (Version 5.1.0) and were based on the approximate center of the site located at 36.5440° N. latitude and -121.9315° W. longitude.

**2010 CBC Seismic Design Parameters**

<b>Design Parameter</b>	<b><i>Site Design Value</i></b>
Site Class	C – Soft Rock
Spectral Acceleration Short Period	(S <sub>s</sub> ) = 1.683g
Spectral Acceleration 1 Second Period	(S <sub>1</sub> ) = 0.719g
Short Period Site Coefficient	(F <sub>a</sub> ) = 1.00
1 Second Period Site Coefficient	(F <sub>v</sub> ) = 1.30
MCE Spectral Response Acceleration Short Period	(S <sub>MS</sub> ) = 1.683g
MCE Spectral Response Acceleration 1-Second Period	(S <sub>M1</sub> ) = 0.935g
5% Damped Spectral Response Acceleration Short Period	(S <sub>DS</sub> ) = 1.122g
5% Damped Spectral Response Acceleration 1-Second Period	(S <sub>D1</sub> ) = 0.624g



## RECOMMENDATIONS

### **Site Preparation and Grading - General**

1. The soil engineer should be notified at least five (5) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation services can be made. The recommendations contained in this report are based on the assumption that Landset Engineers, Inc. will perform the required testing and observation services during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.
2. Prior to grading, building areas should be cleared of obstructions, trees and their associated root systems, deleterious materials, foundations, undocumented fill and buried structures. Site clearing should be observed by a field representative of Landset Engineers, Inc. Voids created by the removal of materials as described above should be called to the attention of the soil engineer. No fill should be placed unless a representative of this firm has observed the underlying soil.
3. In areas to be paved, the upper 12-inches of subgrade soils and all aggregate base should be compacted to a minimum of 95 percent of maximum dry density. Aggregate base and subgrade should be firm and unyielding when proofrolled by heavy rubber-tired equipment prior to paving.

### **Main Floor Additions**

4. Following site preparation, *the upper three feet of native soil below the proposed building areas should be removed (overexcavated)*. Deeper overexcavation may be required if loose soils are observed at the time of grading. Building areas are defined as the soils within and extending a minimum of 5 feet beyond the foundation perimeters. The soils exposed by overexcavation should be scarified at least 8 inches and recompacted to

a minimum of 90 percent of maximum dry density. Where referenced in this report, percent relative compaction and optimum moisture content shall be based on ASTM test D1557.

5. Structural fill, material may then placed within the subexcavation in thin (6"-8") lifts, moisture conditioned to a level above optimum moisture content, and compacted to a minimum of 90 percent of maximum dry density. Prior to compaction, the soil should be cleaned of any rock, debris, and irreducible material larger than 3-inches in diameter.
6. Structural fill is defined herein as a native or import fill material which, when properly compacted, will support foundations, pavements, and other fills without detrimental settlement or expansion. Structural fill is specified as follows:

**Structural Fill**

- \* Clean native soil may be utilized, but import fill shall have a Plasticity Index of less than 12
- \* Be free of debris, vegetation, and other deleterious material
- \* Have a maximum particle size of 3-inches in diameter
- \* Contain no more than 15% by weight of rocks larger than 2 1/2-inches in diameter
- \* Have sufficient binder to allow footing and unshored excavation without caving
- \* Prior to delivery to the site, a representative sample of proposed import should be provided to Landset Engineers, Inc. for laboratory evaluation

**Lower Floor Additions**

7. Following site excavation, the soils exposed within the bottom of the lower floor additions should be scarified approximately 12 inches; moisture conditioned to a level above optimum moisture content, and recompactd to a minimum of 90 percent of maximum dry density. Where referenced in this report, percent relative compaction and optimum moisture content shall be based on ASTM test D1557.

8. As previously mentioned, an engineered slope protection system (shoring & bracing) may be necessary to be provided for the stability of temporary construction slopes and the protection of adjacent offsite improvements. The engineered protective system(s) should be designed and constructed by a qualified engineer or contractor who specializes in the field of shoring and bracing systems.

#### **Foundations**

9. The new residential additions may be supported by conventional continuous and spread (pad) footings utilizing the following design criteria.

#### **Foundations - Main Floor**

10. The floor of the residence (not supported by basement foundations) may be supported by conventional continuous and spread (pad) footings bearing entirely on recompacted fill as described in the "Site Preparation and Grading" recommendations section of this report. Footings should have minimum depths of 12-inches (trenching depth) below lowest adjacent grade. Footings should be reinforced as directed by the architect/structural engineer.

#### **Foundations - Lower Floor**

11. The lower floor addition may be supported by conventional continuous and spread (pad) footings bearing entirely on dense recompacted native soil. Footings should have minimum depths of 12-inches (trenching depth) below lowest adjacent grade. Footings should be reinforced as directed by the architect/structural engineer.

#### **Foundations - General**

12. Footings should be designed using a maximum allowable bearing capacity of 1,850 psf dead plus live loads. This value may be increased by one-third for short-term loads such as wind or seismicity.

13. For calculating resistance to lateral loading, a friction coefficient of 0.35 may be assumed to act between the bottom of the foundations and the supporting soil. Where foundations are poured neat against excavated trenches, the engineered fill may be assumed to provide 350 pounds per cubic foot (ultimate value). Lateral support from soil that may later be excavated or used in landscaping near foundations should be neglected.
15. Post construction total and differential settlements from static loading of foundations is expected to be about 1-inch and ½-inch respectively. Post construction total and differential settlement of foundations is estimated to be about 1½-inch and 1-inch from seismic loading.
16. Footing excavations must be observed by a representative of this firm prior to placement of formwork or reinforcement. Concrete should be placed only in foundation excavations that have been kept moist, and contain no loose or soft soil debris.
17. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1:1 (horizontal to vertical) plane projected upward from the bottom edge of the adjacent footings or utility trenches.

#### **Slabs-on-Grade and Exterior Flatwork**

18. The lower floor slab-on-grade should have minimum thickness of 6 full inches. Please refer to paragraph 33 of the site drainage section of this report for specific subslab drainage recommendations. Other slabs-on-grade and exterior flatwork should have minimum thickness of 4 full inches. Concrete slabs-on-grade and exterior flatwork should be reinforced with steel as specified by the architect/structural engineer.
19. Exterior flatwork should be constructed on compacted soil subgrade moisture conditioned to near optimum moisture content. Preparation of soil subgrades and compaction of fill

should be performed as recommended in the section entitled "Site Preparation and Grading".

20. To minimize floor dampness at the ground floor level, such as where moisture sensitive floorings will be present, a section of capillary break material at least 4-inches thick covered with a membrane vapor barrier should be placed between the floor slab and the compacted soil subgrade. The capillary break should consist of a clean, free draining material such as  $\frac{1}{2}$  to  $\frac{3}{4}$ -inch drainrock with not more than 10 percent of the material passing a No. 4 sieve. The drainrock should be free of sharp edges that might damage the membrane vapor barrier. The membrane vapor barrier should be a minimum 10 mil in thickness, and care should be taken to properly lap and seal the vapor barrier, particularly around utilities. To protect the vapor barrier from damage during concrete placement, it should be covered with a minimum of 2 inches of clean sand. Clean sand is defined as sand (ASTM D 2488) of which less than 3 percent passes the No. 200 sieve. The sand cushion should be lightly moistened immediately prior to concrete placement.
21. Exterior concrete flatwork should be designed to act independently of building foundations. To reduce shrinkage cracks in concrete slabs and flatwork, contraction joints should be installed. Joint spacing should be at the direction of the architect/structural engineer.

#### **Retaining Walls**

22. Retaining walls for the site may be designed using the following general design parameters, which assume fully drained wall backfill conditions. The average bulk density of material placed on the backfill sides of walls will be about 125 pounds per cubic foot (pcf).
23. The vertical plane extending down from the ground surface to the bottom of the heel of the vertical wall will be subject to lateral soil pressures (plus surcharge loads). An Active

Soil Pressure of 35 pcf (equivalent fluid weight) should be used in design of site walls that are free to move laterally and resultant settlement of backfill is tolerable. An At-Rest Soil Pressure of 50 pcf should be used in design for walls, which are restricted from movement at the top (such as foundation walls). The above pressures are applicable to a horizontal retained surface behind the wall. Walls having a retained surface that slopes upward from the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at rest case, for every two degrees of slope inclination.

24. The additional effects of earthquakes on the walls may be simulated by applying a horizontal line force of  $20H^2$  pounds per foot length of wall. This force should be applied at a height of  $0.6H$  above the wall heel. The additional effects of vertical live loads on the backfill side of walls may be simulated by applying 50 percent of the live loads as a horizontal surcharge force on the walls. The point of application of the live load surcharge may be estimated by assuming a 45-degree line of action down from the live load to the design plane or wall stem.
25. Retaining walls should be supported on foundations bearing on dense native earth materials. Allowable soil bearing pressure (for dead plus live loads) = 1,850 psf assuming a footing depth of 12-inches below lowest adjacent grade. An increase of  $1/3$  is allowed when considering additional short-term wind or seismic loading. The ultimate coefficient of friction below the base of the wall = 0.35. Passive soil resistance against the portion of the wall base and key is 350psf/ft for level ground in front of the wall. Lateral support from the soil that may be excavated or used in landscaping near the wall footing should be neglected. Typically this would include the top 12-inches of soil around the wall.
26. The earth pressures are based on fully drained conditions. We recommend that a zone of drainage material at least 12-inches wide should be placed on the backfill side of the walls. Drainage materials should consist of Class 2 permeable material complying with

Section 68 of the Caltrans Standard Specifications, latest edition, or ¾-inch permeable drainrock wrapped in Mirafi 140N or equivalent. Manufactured drains such as Miradrain or Enkadrain are acceptable alternatives to the use of permeable or gravel material, provided that they are installed in accordance with the recommendations of the manufacturer. The drains should extend from the base of the walls to within 12-inches of the top of the wall backfill. The upper 12-inches of wall backfill should consist of compacted structural fill. A perforated pipe should be placed (holes down) about 4-inches above the bottom of the wall or below lowest adjacent grades in front of the wall. The perforations should be no larger than ¼-inch diameter, and the perforated pipe should be connected via a solid collector pipe to an approved point appropriate discharge.

27. Wall backfill should be moisture conditioned and compacted to a minimum of 90% of maximum dry density. If heavy compaction equipment will be used for compaction of the wall backfill, the wall design should include a compaction surcharge in addition to the soil pressures given above. Landset Engineers, Inc. should be consulted for proper compaction surcharge pressures. To avoid surcharging the walls, backfill within 3-feet of the wall should be compacted by hand operated equipment.

### Utility Trenches

28. On-site soils should be properly shored and braced during construction to prevent sloughing and caving of trench sidewalls. The contractor should comply with the Cal/OSHA and local safety requirements and codes dealing with excavations and trenches.
29. A select non-corrosive, granular, material should be used as bedding and shading immediately around underground utility pipes and conduits. Native soils may be used for trench backfill above the select material.
30. Trench backfill in landscaped or unimproved areas should be compacted to a minimum of 85 percent of maximum dry density. Trench backfill beneath asphalt and concrete pavements should be compacted to a minimum of 95 percent of maximum dry density. Trench backfill in other areas should be compacted to a minimum of 90 percent of maximum dry density.
31. The bottoms of utility trenches that are parallel to foundations should not extend below an imaginary plane sloping downward at a 1:1 (horizontal to vertical) angle from the bottom outside edges of foundations.

### Site Drainage

32. To minimize floor dampness at the lower floor slab, a blanket drain at least 12-inches thick covered with a membrane vapor barrier should be placed between the bottom of the floor slab and the compacted soil subgrade. The blanket drain should consist of clean, free draining material such as ½ to ¾-inch drainrock. Use of a perforated pipe, herringbone type drainage system is recommended within the blanket drain. The drainrock should be free of sharp edges that might damage the membrane vapor barrier.



The membrane vapor barrier should be a minimum 20 mil in thickness, and care should be taken to properly lap and seal the vapor barrier.

33. A drainage & erosion control plan prepared by a registered civil engineer is essential to the project. Fluctuations of moisture contents are a major consideration, both before and after construction. Properly designed drainage & erosion control mitigations are essential to the long-term sustainability of the project.
35. Surface drainage should provide for positive drainage so that runoff is not permitted to pond adjacent to foundations, concrete slabs-on-grade, and pavements. Pervious ground surfaces should be finish graded to direct surface runoff away from site improvements at a minimum 5 percent grade for a minimum distance of 10-feet. Impervious ground surfaces should be finish graded to direct surface runoff away from site improvements at a minimum 2 percent grade for a minimum distance of 5-feet. If this is not practicable due to the terrain or other site features, swales with improved surfaces should be provided to divert drainage away from improvements. Surface runoff collected in this swale should be controlled and flow in a non-erosive manner to an approved point of discharge.
36. Roof gutters should be utilized around the building eaves. Roof gutters should be connected to downspouts, which in turn should be connected to pipes leading to the site storm drain system. Site surface drainage must be conveyed independently of subsurface drainage improvements. Runoff from downspouts, planter drains and other improvements should discharge in a non-erosive manner away from site improvements in accordance with the requirements of the governing agencies.
37. The migration of water or spread of root systems below foundations, slabs, or pavements may cause differential movement and subsequent damage. Landscaping runoff collection facilities should be incorporated in the project design.

### QUALITY CONTROL

The conclusions and recommendations contained in this report are preliminary in nature. We recommend that Landset Engineers, Inc. be retained to review final plans once they are available. Additional recommendations will be provided if necessary based on our review, to interpret this report during construction, and to provide construction testing and observation services. These services are beyond the scope of this soil engineering investigation.

*The following items should be reviewed, tested, or observed by this firm:*

- *Grading and improvement plans*
- *Building and foundation plans*
- *Site stripping and clearing*
- *Fill placement and compaction*
- *Foundation excavations*
- *Surface and subsurface drainage improvements*
- *Compaction of utility trench & retaining wall backfill and pavement areas*

If Landset Engineers, Inc. is not retained to provide construction observation and testing services, it shall not be responsible for the interpretation of the information by others or any consequences arising therefrom.

## LIMITATIONS AND UNIFORMITY OF CONDITIONS

The preliminary recommendations contained in this report are based, in part, on certain plans, information, and data that has been provided to us. Any changes in those plans, information, and data will render our recommendations invalid unless we are commissioned to review the changes and to make any necessary modifications and/or additions to our recommendations. The criteria in this report are considered preliminary until such time as they are modified or verified by the soil engineer in the field during construction. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use by the client and the client's architect/engineer. Application beyond the stated intent is strictly at the user's risk.

The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, Landset Engineers, Inc. should be notified so that supplemental recommendations can be given.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractor and Subcontractors carry out such recommendations. The conclusions and recommendations contained herein are professional opinions derived in accordance with current and local standards of professional practice.

The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes outside of our control. Therefore, this report should not be relied upon after a period of three years, without being reviewed by Landset Engineers, Inc. from the date of issuance of this report.

This report does not address issues in the domain of the contractor such as, but not limited to, loss of volume due to stripping of the site, shrinkage of fill soils during compaction, excavatability, and construction methods. The scope of our services did not include any determination or evaluation of soil corrosion potential, environmental assessment of wetlands, radioisotopes, hydrocarbons, hazardous or toxic materials, or other chemical properties in the soil, surface water, groundwater or air, on or below or around the site.

January 25, 2013

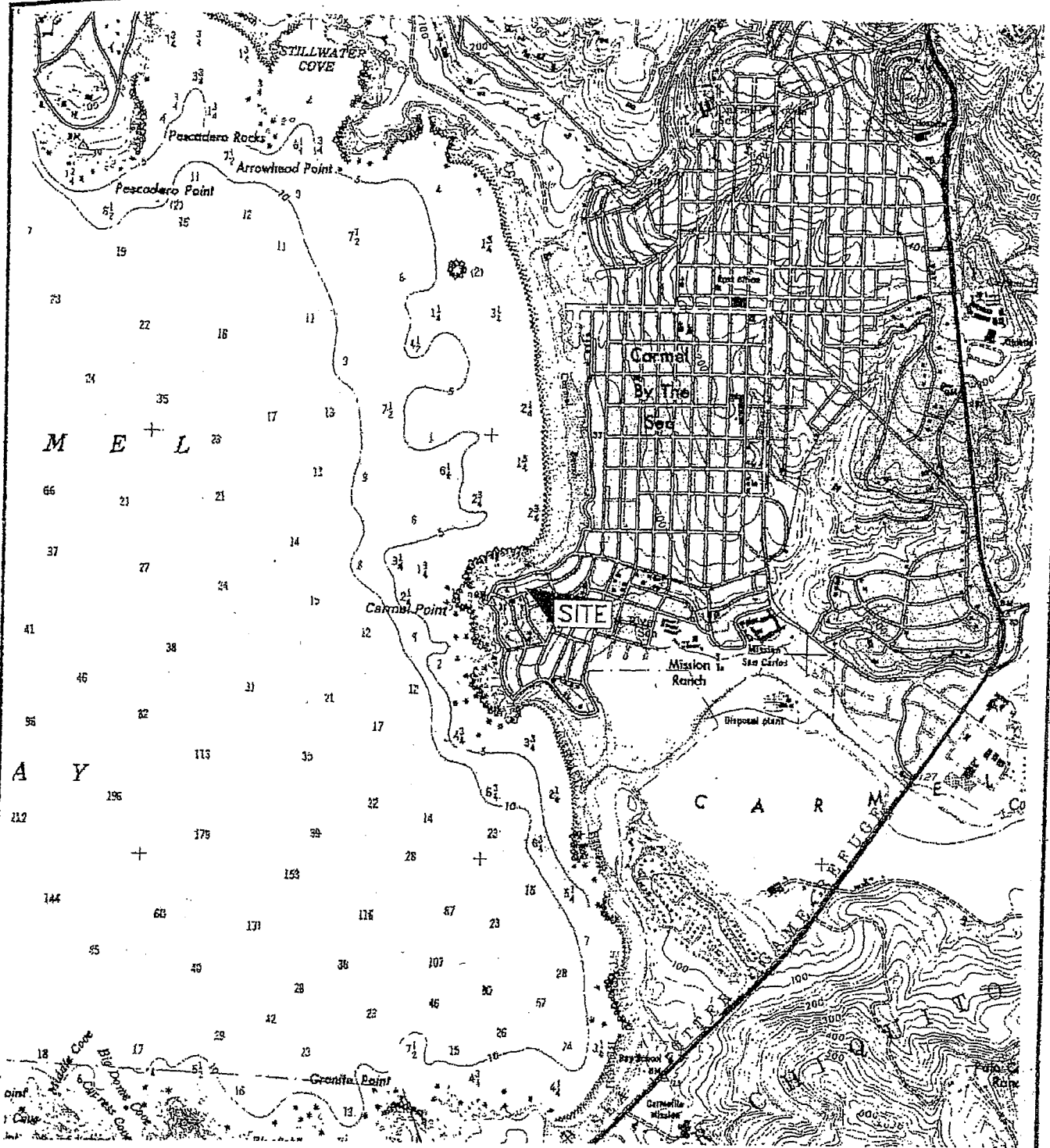
File No.: 1170-02

## REFERENCES

- Clark, J.C., Dupre, W.R., Rosenberg, L.I., 1997, Geologic map of the Monterey and Seaside quadrangles, Monterey County, California: U.S. Geological Survey Open File Report 97-30, 26 p. 2 plates scale 1:24,000.
- Dupre', W.R., 1990, Maps showing geology and liquefaction susceptibility of Quaternary deposits in the Monterey, Seaside, Spreckles, and Carmel Valley quadrangles, Monterey County, California: U.S. Geological Survey Miscellaneous Field Studies Map MF-2096, 2 map sheets, scale 1:24,000.
- Hart, E.W., Bryant, W.A., 1997 (revised 1999), Fault-rupture hazard zones in California: California Division of Mines and Geology Special Publication 42, 38p.

## FIGURES

Figure 1, Vicinity Map  
Figure 2, Boring Location Map



BASE MAP: Monterey, California  
 U.S.G.S. 7.5' Topographic  
 Quadrangle Map  
 Scale: 1"=2000'



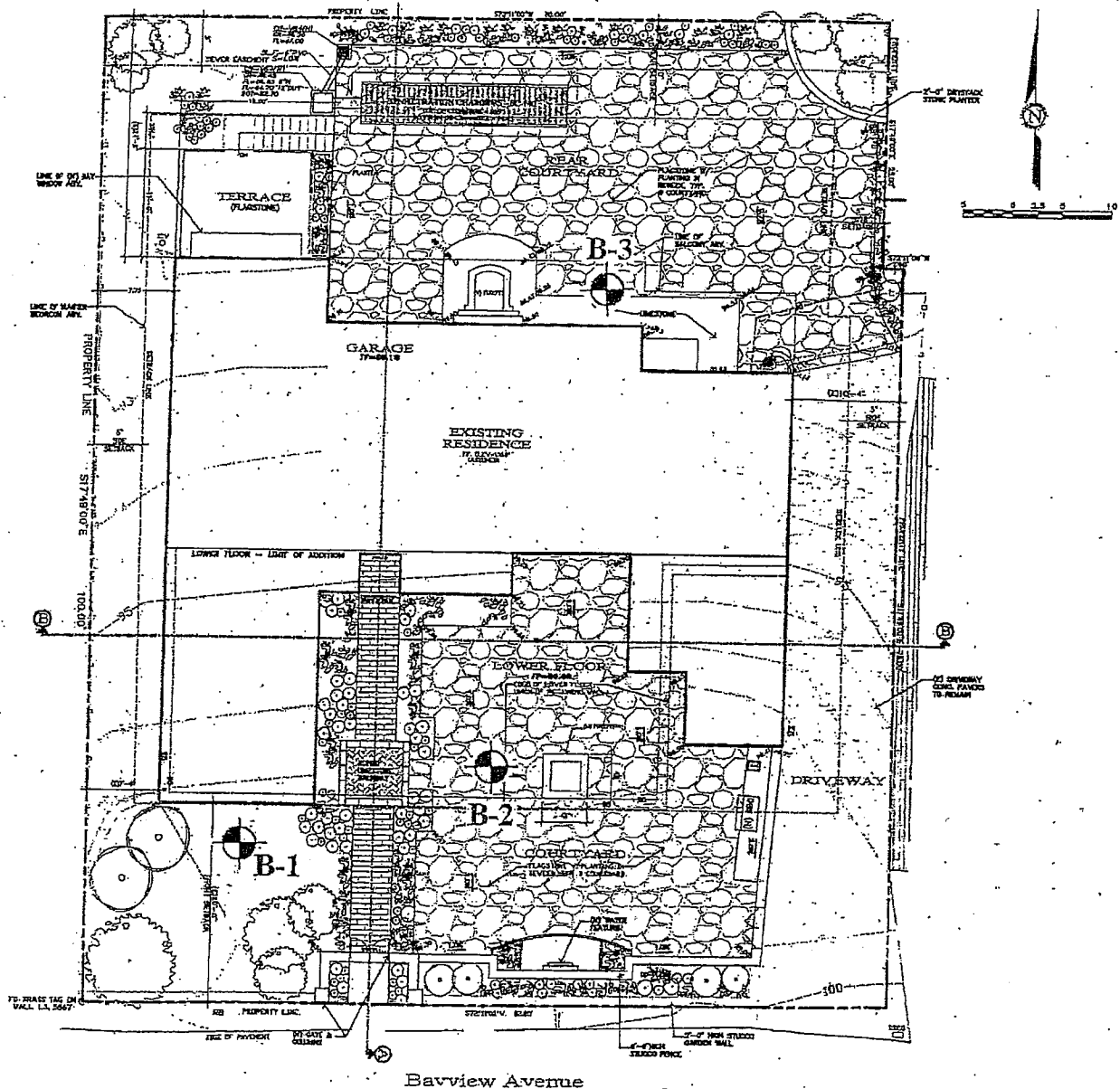
**LANDSET**  
**ENGINEERS, INC.**

520B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907  
 (831) 443-6970 FAX(831) 443-3801


Vicinity Map  
 Caddell/Chapman Residence Additions  
 (APN 009-422-007)  
 2337 Bay View Avenue  
 Monterey County, California

FIGURE  
 1  
 PROJECT  
 1170-02

Exhibit E



### Explanation

 Approximate Boring Location  
 B-3

**LANDSET  
ENGINEERS, INC.**

520B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907  
 (831) 443-6970 FAX (831) 443-3801

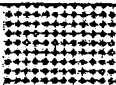
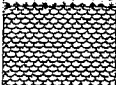

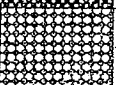
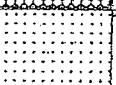
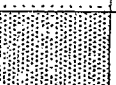
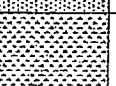

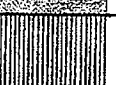






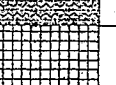

Boring Location Map  
 Caddell/Chapman Residence Additions  
 (APN 009-422-007)  
 2337 Bay View Avenue  
 Monterey County, California

FIGURE  
 2  
 PROJECT  
 1170-02

## APPENDIX A

Unified Soil Classification Systems  
Key to Log of Borings  
Soil Terminology  
Exploratory Boring Logs B-1 through B-3



UNIFIED SOIL CLASSIFICATION SYSTEM								
MAJOR DIVISIONS			GRAPHIC SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS			
COARSE GRAINED SOILS  More than 50 % of material is larger than No. 200 sieve size.	GRAVEL AND GRAVELLY SOILS  More than 50 % of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS		GW	Well-graded gravels, gravel-sand mixtures, little or no fines.			
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines.			
		GRAVELS WITH FINES		GM	Silty gravel, gravel-sand-silt mixtures.			
				GC	Clayey gravels, gravel-sand-clay mixtures.			
	SAND AND SANDY SOILS  More than 50 % of coarse fraction passing No. 4 sieve.	CLEAN SAND (Little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines.			
				SP	Poorly-graded sands, gravelly sands, little or no fines.			
		SAND WITH FINES (Appreciable amount of fines)		SM	Silty sands, sand-silt mixtures.			
				SC	Clayey sands, sand-clay mixtures.			
FINE GRAINED SOILS  More than 50 % of material is smaller than No. 200 sieve size.	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity.			
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.			
				OL	Organic silts and organic silty clay of low plasticity.			
		LIQUID LIMIT GREATER THAN 50		MH	Inorganic silty, micaceous or diatomaceous fine sand or silty soils.			
				CH	Inorganic clays of high plasticity, fat clays.			
				OH	Organic clays of medium to high plasticity, organic silts.			
			HIGHLY ORGANIC SOILS			PT	Peat, humus, swamp soils with high organic contents.	
			VARIOUS SOILS AND MAN MADE MATERIALS				Fill materials.	
MAN MADE MATERIALS				Asphalt and concrete.				
LandSet Engineers, Inc.		520 B Crazy Horse Canyon Rd, Salinas, CA 93907 (831) 443-6970, Fax (831) 443-3801, landset@aol.com			Figure A1			

KEY TO LOG OF BORINGS								
Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
1					Shelby Sampler			
2					Thin walled, 3" diameter, 3 ft long, hydraulically advanced.			
3								
4					Modified California Sampler			
5					3" diam. split-barrel sampler with brass liners driven by a 140 lb hammer with a drop of 30".			
6					Standard Penetration Test (SPT) Sampler			
7					2" diam. split-barrel sampler driven by a 140 lb hammer with a drop of 30".			
8					Bulk Sample			
9					Loose soil removed for testing.			
10								
11					California Sampler			
12					2.5" diam. split-barrel sampler with brass liners driven by a 140 lb hammer with a drop of 30".			
13					Hand Sampler (2.5" diam. driven by hand).			
14						Groundwater encountered during drilling		
15					Continuous Core Sampler			
16					94 mm Christianson Sampler.	Groundwater after drilling		
17			75		Approximate blows per foot.	Seepage		
18					Solid line denotes soil or lithologic change.			
19					Dashed line denotes gradational or approximate soil or lithologic change.			
20								
21								
22					Heavy line denotes termination of boring.			
23								
24					N/R = No sample recovered			
25					D.S. = Disturbed sample			
26								
27								
LandSet Engineers, Inc.					520 B Crazy Horse Canyon Rd, Salinas, CA 93907 (831) 443-6970, Fax (831) 443-3801, landset@aol.com	Figure A2		

## SOIL TERMINOLOGY

### SOIL TYPES (Ref. 1)

Boulders:	Particles of rock that will not pass a 12 inch screen.
Cobbles:	Particles of rock that will pass a 12 inch screen, but not a 3 inch sieve.
Gravel:	Particles of rock that will pass a 3 inch sieve, but not a No. 4 sieve.
Sand:	Particles that will pass a No. 4 sieve, but not a No. 200 sieve.
Silt:	Soil that will pass a No. 200 sieve, that is non-plastic or very slightly plastic, and that exhibits little or no strength when dry.
Clay:	Soil that will pass a No. 200 sieve, that can be made to exhibit plasticity (putty-like properties) within a range of water contents, and that exhibits considerable strength when dry.

### MOISTURE AND DENSITY

Moisture Condition:	An observational term; dry, slightly moist, moist, very moist, saturated.
Moisture Content:	The weight of water in a sample divided by the weight of dry soil in the soil sample, expressed as a percentage.
Dry Density:	The pounds of dry soil in a cubic foot of soil.

### DESCRIPTORS OF CONSISTENCY (Ref. 3)

Liquid Limit:	The water content at which a No. 40 soil is on the boundary between exhibiting liquid and plastic characteristics. The consistency feels like soft butter.
Plastic Limit:	The water content at which a No. 40 soil is on the boundary between exhibiting plastic and semi-solid characteristics. The consistency feels like stiff putty.
Plasticity Index:	The difference between the liquid limit and the plastic limit, i.e. the range in water contents over which the soil is in a plastic state.

### MEASURES OF CONSISTENCY OF COHESIVE SOILS (CLAYS) (Ref's. 2 & 3)

Very soft	N=0-1 *	C=0-250 psf	Squeezes between fingers
Soft	N=2-4	C=250-500 psf	Easily molded by finger pressure
Medium Stiff	N=5-8	C=500-1000 psf	Molded by strong finger pressure
Stiff	N=9-15	C=1000-2000 psf	Dented by strong finger pressure
Very Stiff	N=16-30	C=2000-4000 psf	Dented slightly by finger pressure
Hard	N>30	C>4000 psf	Dented slightly by a pencil point

\* N = Blows per foot in the Standard Penetration Test. In cohesive soils, with the 3" diameter sampler, 140 pound weight, divide the blow count by 1.2 to get N (Ref. 4).

### MEASURES OF RELATIVE DENSITY OF GRANULAR SOILS (GRAVELS, SANDS AND SILTS) (Ref's. 2 & 3)

Very Loose	N=0-4 **	RD=0-30	Easily push a 1/2" reinforcing rod by hand
Loose	N=5-10	RD=30-50	Push a 1/2" reinforcing rod by hand
Medium Dense	N=11-30	RD=50-70	Easily drive a 1/2" reinforcing rod
Dense	N=31-50	RD=70-90	Drive a 1/2" reinforcing rod 1 foot
Very Dense	N>50	RD=90-100	Drive a 1/2" reinforcing rod a few inches

\*\* N = Blows per foot in the Standard Penetration Test. In granular soils, with the 3" diameter sampler, 140 pound weight, divide the blow count by 2 to get N (Ref. 4). RD = Relative Density

- Ref. 1: ASTM Designation: D 2487-93, Standard Classification of Soils for Engineering Purposes. (Unified Soils Classification System).
- Ref. 2: Terzaghi, Karl, and Peck, Ralph B., Soil Mechanics in Engineering Practice, John Wiley & Sons, New York, 2nd Ed., 1967, pp. 30, 341, 347.
- Ref. 3: Sowers, George F., Introductory Soil Mechanics and Foundations: Geotechnical Engineering, Macmillan Publishing Company, New York, 4th Ed., 1979, pp. 80, 81 and 312.
- Ref. 4: Lowe, John III, and Zaccaro, Phillip F., Subsurface Explorations and Sampling Chapter 1 in "Foundation Engineering Handbook," Hsai-Yang Fang, Editor, Van Nostrand Reinhold Company, New York, 2nd Ed., 1991, p. 39.

**Landset**

ENGINEERS, INC.

520-B Crazy Horse Canyon Rd, Salinas, CA 93907-

(831) 443-6970, Fax (831) 443-3801, Landset@aol.com

Figure

A3

EXPLORATORY BORING LOG						No.	B-1	
PROJECT: Caddell/Chapman Residence Addition			DATE DRILLED: 22-Jan-13		FILE No. 1170-02			
DRILLER: California Geotech			DRILLING METHOD: Big Beaver		LOGGED BY: BP			
BORING DIAMETER: 4" SS		BORING DEPTH: 20.0'		GROUNDWATER DEPTH:		N/A		
Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (%) dry weight)	Dry Density (pcf)
0								
1					<u>Residual Topsoil:</u> Dark brown silty SAND, loose, moist, very fine to fine grained, 15-20% fines	SM		
2								
3	1-1			3.00			9.6	99.6
	1-2		16	3.25			10.0	97.1
4					Medium dense			
5					<u>Octl: Lighthouse Coastal terrace (Pleistocene)</u> Moderate brown silty SAND, medium dense, moist, very fine grained, 10-15% fines	SM		
6	1-3			2.75			9.4	104.8
	1-4		17	2.25			10.1	87.7
8					Moderate yellowish brown poorly graded SAND medium dense, moist, very fine to fine grained, 5-10% fines	SP		
9	1-5		10				7.0	
10								
11	1-6			1.00			9.3	100.5
	1-7		17	3.25			9.7	105.8
13								
14								
15								
16	1-8		16				6.5	
17								
18								
19					<u>Tvb: Volcanic rocks (Oligocene)</u> Flows and flow breccia of basaltic andesite, very dense, very moist, weathered			
20	1-9		70/10"				18.3	
21					TD @ 20.0'			
22					NO GROUNDWATER ENCOUNTERED			
23								
24								
25								
26								
27								
LANDSET Engineers, Inc.					520 B Crazy Horse Canyon Rd, Salinas, CA 93907 (831) 443-6970, Fax (831) 443-3801, landset@aol.com		Figure A-4	

EXPLORATORY BORING LOG						No. B-2		
PROJECT: Caddell/Chapman Residence Addition				DATE DRILLED: 22-Jan-13		FILE No. 1170-02		
DRILLER: California Geotech				DRILLING METHOD: Big Beaver		LOGGED BY: BP		
BORING DIAMETER: 4" SS				BORING DEPTH: 21.5'		GROUNDWATER DEPTH: N/A		
Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (%) dry weight	Dry Density (pcf)
0								
1					<u>Residual Topsoil:</u> Dark brown silty SAND, loose, moist, very fine to fine grained, 15-25% fines.	SM		
2								
3	2-1			0.50			10.7	79.7
4	2-2		11	3.75			10.5	94.5
5					<u>Octl: Lighthouse Coastal terrace (Pleistocene)</u> Moderate brown silty SAND, loose to medium dense, moist, very fine to fine grained, 10-15% fines	SM		
6	2-3			2.75			9.5	94.1
7	2-4		13	3.75			9.6	99.5
8					Moderate yellowish brown poorly graded SAND, medium dense, moist, very fine to fine grained, 5-10% fines	SP		
9								
10								
11	2-5			2.25			6.7	94.9
12	2-6		21	4.25			8.2	103.2
13								
14								
15								
16	2-7		19				8.1	
17								
18								
19								
20								
21					<u>Tvb: Volcanic rocks (Oligocene)</u> Flows and flow breccias of basaltic andesite, very dense, very moist, very weathered			
22	2-8		40				22.4	
23					TD @ 21.5'			
24					NO GROUNDWATER ENCOUNTERED			
25								
26								
27								

**LANDSET**  
Engineers, Inc.

520 B Crazy Horse Canyon Rd, Salinas, CA 93907  
(831) 443-6970, Fax (831) 443-3801, landset@aol.com

Figure  
A-5

EXPLORATORY BORING LOG						No. B-3		
PROJECT: Caddell/Chapman Residence Addition			DATE DRILLED: 22-Jan-13		FILE No. 1170-02			
DRILLER: California Geotech			DRILLING METHOD: B-24		LOGGED BY: BP			
BORING DIAMETER: 4" SS			BORING DEPTH: 11.5'		GROUNDWATER DEPTH: N/A			
Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Pavers over Class 2AB			
2					<u>Residual Topsoil:</u> Dark brown silty SAND, medium dense, moist, very fine to fine grained, 15-25% fines	SM		
3	3-1			2.50	<u>Oct: Lighthouse Coastal terrace (Pleistocene)</u>	SM	7.6	98.8
4	3-2		11	2.50	Moderate brown silty SAND, loose to medium dense, moist, very fine to fine grained		7.5	99.8
5					Moderate yellowish brown poorly graded SAND loose to medium dense, moist, very fine to fine grained, 5-10% fines	SP		
6	3-3		10	1.50			7.2	96.5
7	3-4			1.00			7.2	94.9
8								
9								
10								
11	3-5		81/11"		<u>Tvb: Volcanic rocks (Oligocene)</u> Flows and flow breccias of basaltic andesite, very dense, very moist, very weathered		16.4	
12					TD @ 11.5'			
13					NO GROUNDWATER ENCOUNTERED			
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

<b>LANDSET</b> Engineers, Inc.	520 B Crazy Horse Canyon Rd, Salinas, CA 93907 (831) 443-6970, Fax (831) 443-3801, landset@aol.com	Figure A-6
-----------------------------------	---	---------------

## APPENDIX B

### Laboratory Test Results

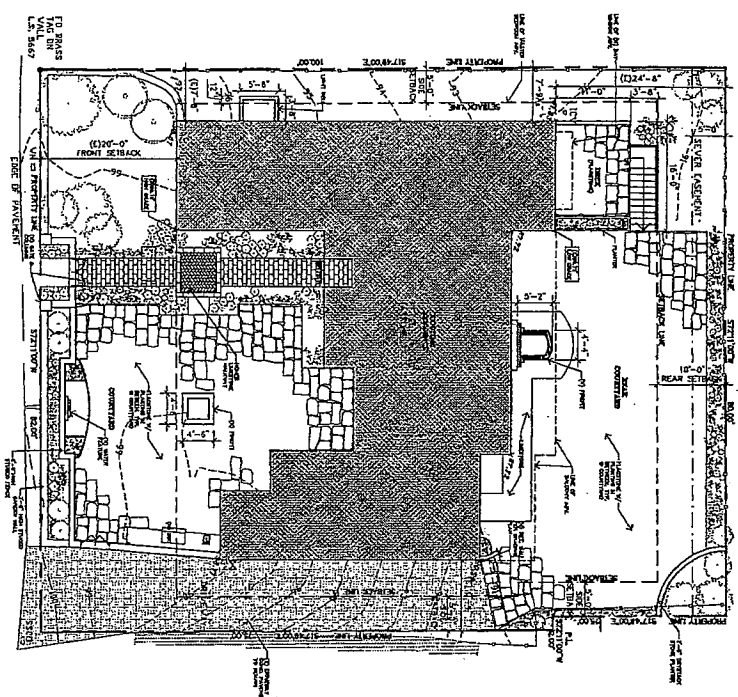
**Table B-1**  
**Summary of Laboratory Test Results**

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Penetrometer (tsf)
1-1	2.5-3.0	99.6	9.6	3.00
1-2	3.0-3.5	97.1	10.0	3.25
1-3	5.5-6.0	104.8	9.4	2.75
1-4	6.0-6.5	87.7	10.1	2.25
1-5	7.0-8.5	--	7.0	--
1-6	10.5-11.0	100.5	9.3	1.00
1-7	11.0-11.5	105.8	9.7	3.25
1-8	15.0-16.5	--	6.5	--
1-9	19.0-20.0	--	18.3	--
2-1	2.5-3.0	79.7	10.7	0.50
2-2	3.0-3.5	94.5	10.5	3.75
2-3	5.5-6.0	94.1	9.5	2.75
2-4	6.0-6.5	99.5	9.6	3.75
2-5	10.5-11.0	94.9	6.7	2.25
2-6	11.0-11.5	103.2	8.2	4.25
2-7	15.0-16.5	--	8.1	--
2-8	20.0-21.5	--	22.4	--
3-1	2.5-3.0	98.8	7.6	2.50
3-2	3.0-3.5	99.8	7.5	2.50
3-3	5.5-6.0	96.5	7.2	1.50
3-4	6.0-6.5	94.9	7.2	1.00
3-5	10.0-11.5	--	16.4	--

B1



d) Reduced set of proposed plans (PLN120764).



PLANNING INFO.

**PROJECT OWNER:**  
JUN A. SILLANG & CHIRIA CHAPMAN  
1331 LAMAR, SUITE 1070  
SAN JOSE, CA 95128  
TEL: (415) 751-0000

**PROJECT ADDRESS:**  
2337 BAY VIEW AVENUE  
CARMEL, CA

**PROJECT SCOPE:**  
REDESIGN AND CONSTRUCTION OF A 2-STORY SINGLE FAMILY RESIDENCE  
MAIN FLOOR: LIVING, DINING, KITCHEN, BREAKFAST ROOM, BATH, HALL, ENTRY, PORCH  
UPPER FLOOR: 3 BEDROOMS, 2 BATHS, HALL, CLOSET, TERRACE, PORCH, DRIVEWAY

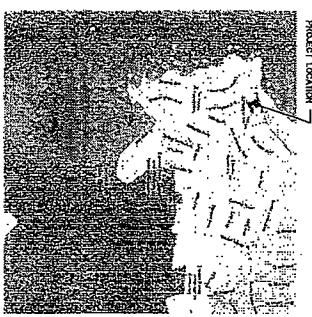
**PERMITS:**  
APN: 009-422-007  
CITY: SAN JOSE  
COUNTY: SANTA CLARA  
STATE: CALIFORNIA

**EXISTING CONDITIONS:**  
LOT AREA: 6,140 S.F.  
LOT COVERAGE CALCULATIONS:  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)  
BUILDING SITE COVERAGE ALLOWED: 2,885 S.F. (47%)  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)

**PROPOSED CONDITIONS:**  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)  
BUILDING SITE COVERAGE ALLOWED: 2,885 S.F. (47%)  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)

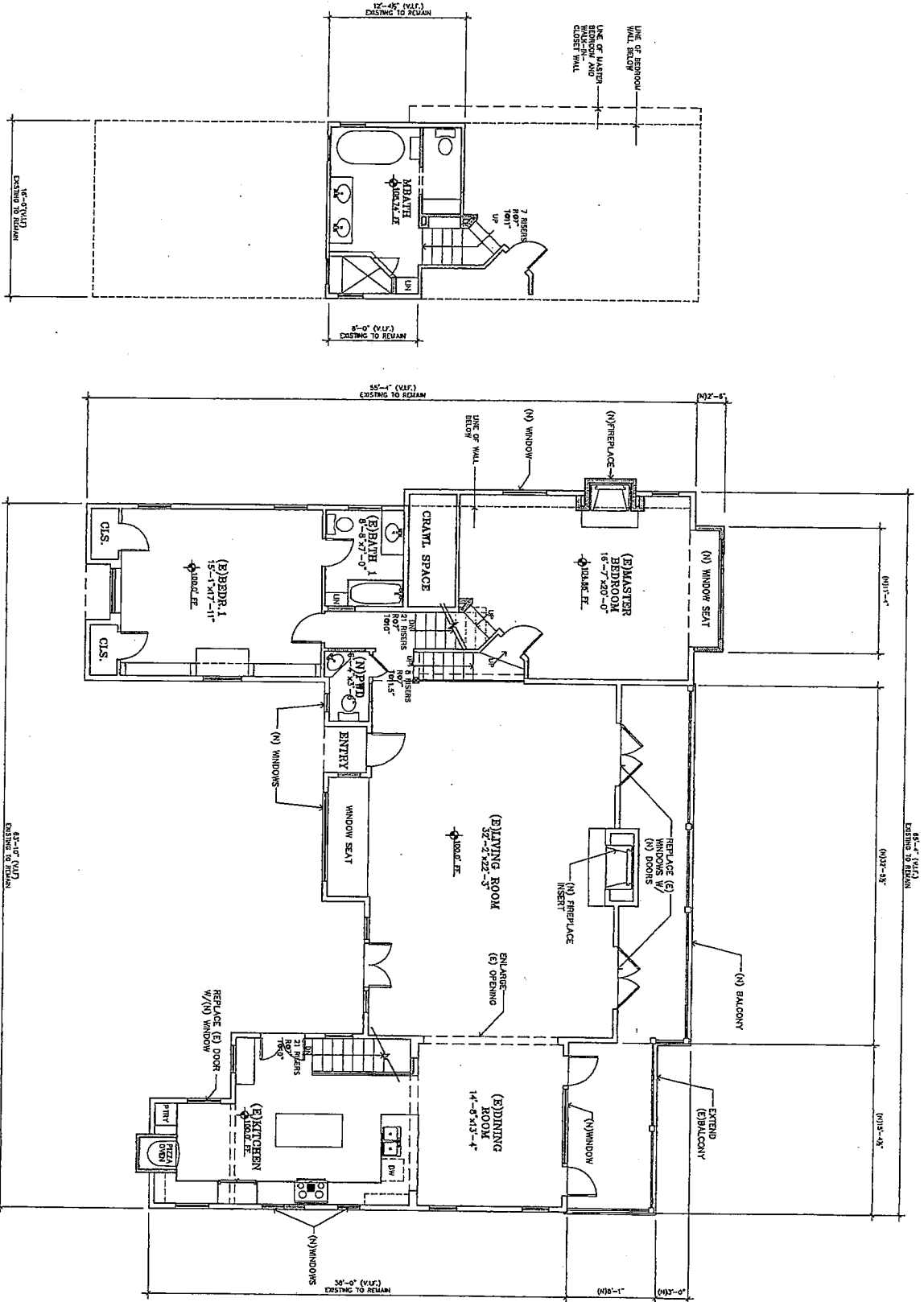
**EXISTING CONDITIONS:**  
LOT AREA: 6,140 S.F.  
LOT COVERAGE CALCULATIONS:  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)  
BUILDING SITE COVERAGE ALLOWED: 2,885 S.F. (47%)  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)

**PROPOSED CONDITIONS:**  
LOT AREA: 6,140 S.F.  
LOT COVERAGE CALCULATIONS:  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)  
BUILDING SITE COVERAGE ALLOWED: 2,885 S.F. (47%)  
BUILDING SITE COVERAGE: 2,715 S.F. (44%)



VICINITY MAP  
N.T.S.

<p><b>PROJECT ADDRESS:</b> 2337 BAY VIEW CARMEL, CA</p> <p>APN: 009-422-007</p>		<p><b>PROJECT OWNER:</b> JUN A. SILLANG &amp; CHIRIA CHAPMAN 1331 LAMAR, SUITE 1070 SAN JOSE, CA 95128 TEL: (415) 751-0000</p>																																																																			
<p><b>DATE:</b> JANUARY 23, 2013</p> <p><b>REVISIONS:</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>6</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>7</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>8</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>9</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>10</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	01/23/2013	ISSUED FOR PERMIT	2	01/23/2013	ISSUED FOR PERMIT	3	01/23/2013	ISSUED FOR PERMIT	4	01/23/2013	ISSUED FOR PERMIT	5	01/23/2013	ISSUED FOR PERMIT	6	01/23/2013	ISSUED FOR PERMIT	7	01/23/2013	ISSUED FOR PERMIT	8	01/23/2013	ISSUED FOR PERMIT	9	01/23/2013	ISSUED FOR PERMIT	10	01/23/2013	ISSUED FOR PERMIT	<p><b>SCALE:</b> 1"=10'-0"</p> <p><b>DATE:</b> JANUARY 23, 2013</p> <p><b>REVISIONS:</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>6</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>7</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>8</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>9</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>10</td> <td>01/23/2013</td> <td>ISSUED FOR PERMIT</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	01/23/2013	ISSUED FOR PERMIT	2	01/23/2013	ISSUED FOR PERMIT	3	01/23/2013	ISSUED FOR PERMIT	4	01/23/2013	ISSUED FOR PERMIT	5	01/23/2013	ISSUED FOR PERMIT	6	01/23/2013	ISSUED FOR PERMIT	7	01/23/2013	ISSUED FOR PERMIT	8	01/23/2013	ISSUED FOR PERMIT	9	01/23/2013	ISSUED FOR PERMIT	10	01/23/2013	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION																																																																			
1	01/23/2013	ISSUED FOR PERMIT																																																																			
2	01/23/2013	ISSUED FOR PERMIT																																																																			
3	01/23/2013	ISSUED FOR PERMIT																																																																			
4	01/23/2013	ISSUED FOR PERMIT																																																																			
5	01/23/2013	ISSUED FOR PERMIT																																																																			
6	01/23/2013	ISSUED FOR PERMIT																																																																			
7	01/23/2013	ISSUED FOR PERMIT																																																																			
8	01/23/2013	ISSUED FOR PERMIT																																																																			
9	01/23/2013	ISSUED FOR PERMIT																																																																			
10	01/23/2013	ISSUED FOR PERMIT																																																																			
NO.	DATE	DESCRIPTION																																																																			
1	01/23/2013	ISSUED FOR PERMIT																																																																			
2	01/23/2013	ISSUED FOR PERMIT																																																																			
3	01/23/2013	ISSUED FOR PERMIT																																																																			
4	01/23/2013	ISSUED FOR PERMIT																																																																			
5	01/23/2013	ISSUED FOR PERMIT																																																																			
6	01/23/2013	ISSUED FOR PERMIT																																																																			
7	01/23/2013	ISSUED FOR PERMIT																																																																			
8	01/23/2013	ISSUED FOR PERMIT																																																																			
9	01/23/2013	ISSUED FOR PERMIT																																																																			
10	01/23/2013	ISSUED FOR PERMIT																																																																			



MAIN and UPPER LEVEL PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXTERIOR WALL TO REMAIN
- 2X EXTERIOR STUD FRAMED WALL
- 2X INTERIOR STUD FRAMED WALL, U.O.N.

MAIN and UPPER  
LEVEL PLAN

SHEET NO.

A2.0

PROJECT/CLIENT:  
FOR: CADDILLAC & CHAPMAN  
RESIDENCE  
PROJECT ADDRESS:  
2337 BAY VIEW  
CARREL, CA  
APR: 009-422-007

DATE:  
JANUARY 23, 2013  
PLANNING SUBMITTAL

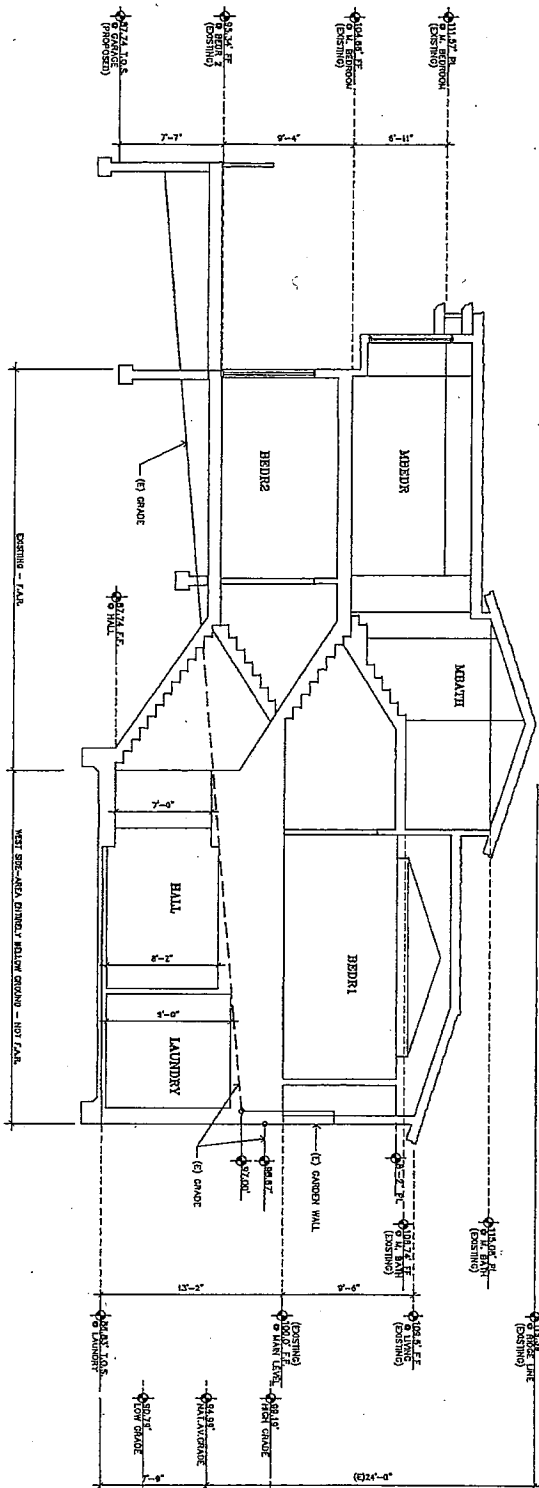
- REVISIONS
- Δ APRIL 23, 2013
- Δ EXISTING WALL TO REMAIN
- Δ EXISTING WALL TO REMAIN
- Δ EXISTING WALL TO REMAIN
- Δ EXISTING WALL TO REMAIN
- Δ EXISTING WALL TO REMAIN
- Δ EXISTING WALL TO REMAIN
- Δ EXISTING WALL TO REMAIN
- Δ EXISTING WALL TO REMAIN

JUN A. SELLAND, AIA  
IDG  
ARCHITECT & INTERIOR DESIGN  
JOHN E. MATTHEWS  
731 LINDEN AVE  
PALMDALE, CA 93550  
TEL: (805) 390-1281  
FAX: (805) 390-1282  
WWW: www.idgarchitect.com





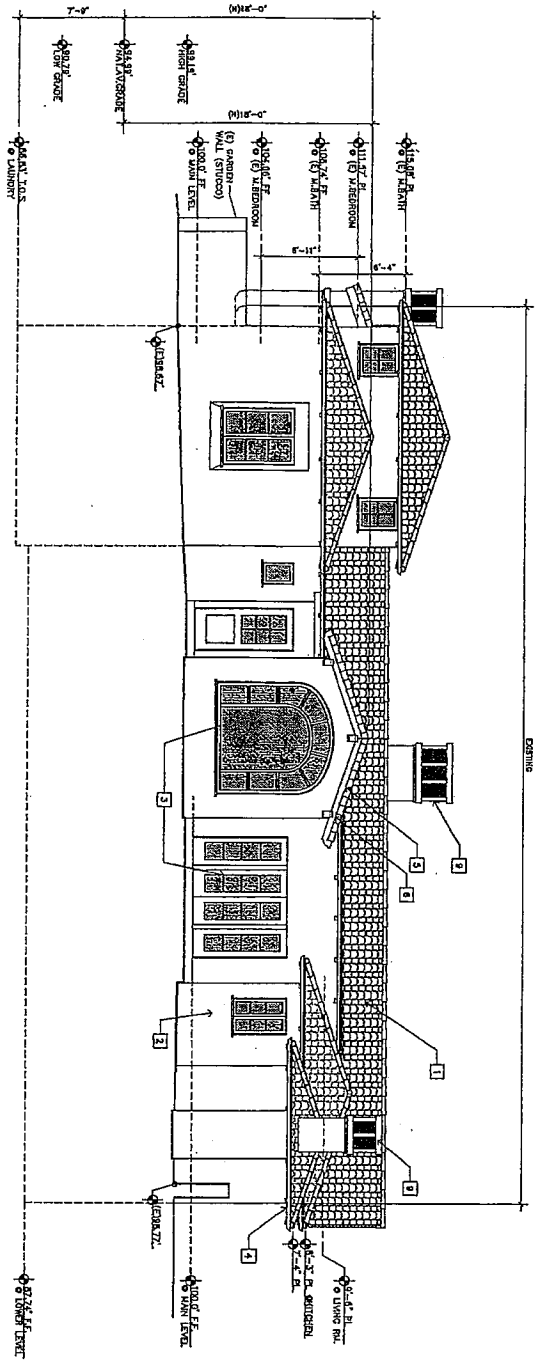
Exhibit 4  
Page 68 of 95 Pages



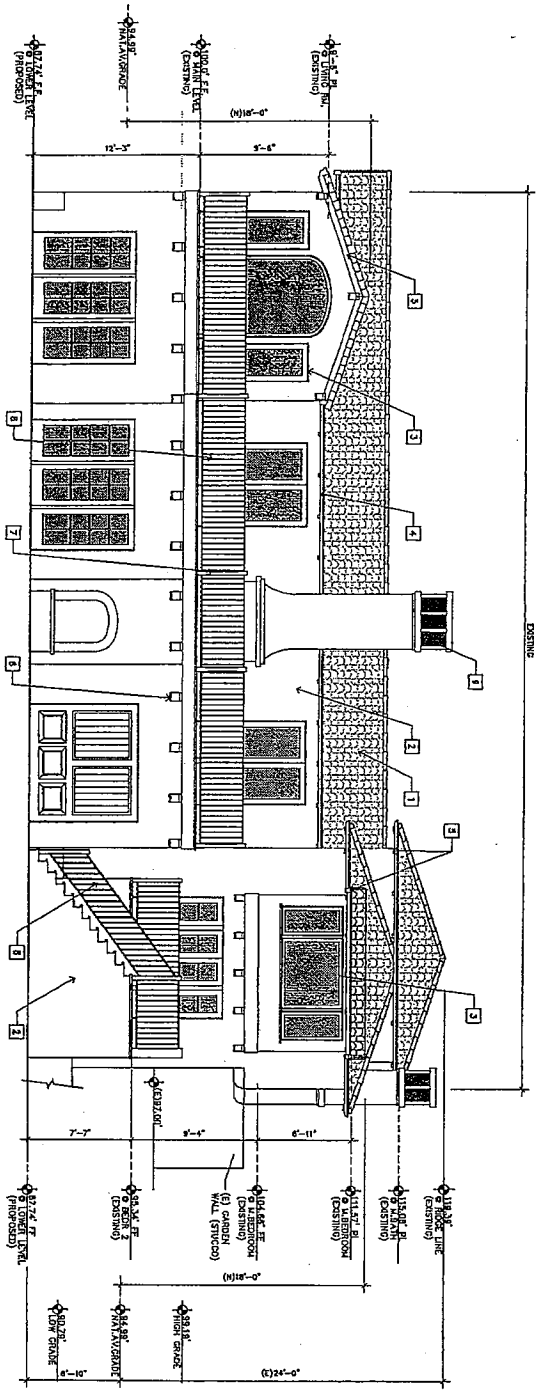
SECTION A-A

1/4" = 1'-0"

<b>JUN A. SILANO, AIA</b> <b>idg</b> 731 LITCHFIELD AVE PACIFIC GROVE, CA 93950 (805) 461-1000 www.idgarchitect.com		PROJECT: 2337 BAY VIEW CARMEL, CA APN: 009-422-007	PROJECT: 2337 BAY VIEW CARMEL, CA APN: 009-422-007		
DATE: JANUARY 23, 2013 DRAWING: PLANNING SKETCH		REVISIONS: 1. 4/28/13, 23, 2013 2. 4/28/13, 23, 2013 3. 4/28/13, 23, 2013 4. 4/28/13, 23, 2013 5. 4/28/13, 23, 2013 6. 4/28/13, 23, 2013 7. 4/28/13, 23, 2013 8. 4/28/13, 23, 2013 9. 4/28/13, 23, 2013 10. 4/28/13, 23, 2013		SECTION A5.0	



SOUTH ELEVATION



NORTH ELEVATION

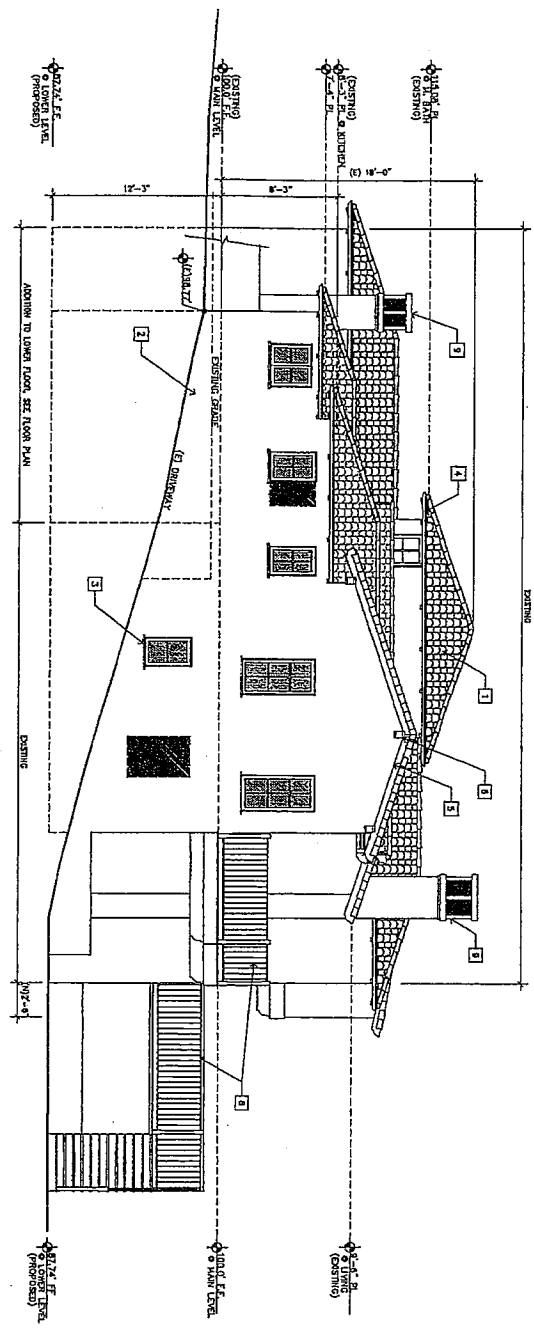
EXTERIOR FINISH LEGEND	
1	CLASS A-CAP & PINK CLAY TILE ROOF, MATCH EXISTING
2	EXTERIOR FINISH-STUCCO, MATCH EXISTING
3	WINDERS & DOOR DOORS -PAINTED WOOD, MATCH EXISTING
4	HAIR ROUND COPPER GUTTERS & DOWNSPUTS
5	4x4 PAINTED RAFTER TAILS & GABLE ENDS CORBELS/BEAMS
6	4x4 PAINTED CEDAR RAIL POST
7	3/4" BRONZE RAILING & CAP
8	COPPER CHIMNEY CAP
9	UPHILL WELL

**JAN A. SILAND, AIA**  
**idg**  
 ARCHITECT & INTERIOR DESIGNER  
 JOHN E. MATTHEWS  
 7211 LATHROP AVE  
 PACIFIC GROVE, CA 93950  
 TEL: 805.461.1800  
 FAX: 805.461.1800  
 WWW.IDGARCHITECT.COM

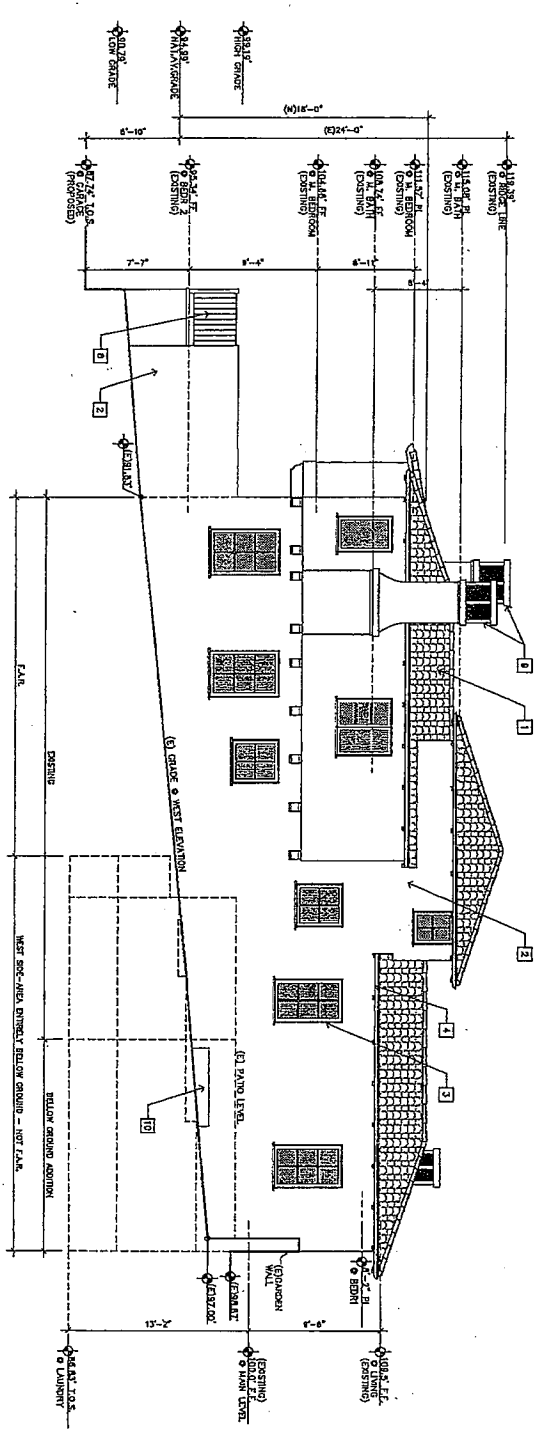
PROJECT ADDRESS:  
**CADDELL & CHAPMAN RESIDENCE**  
 2357 BAY VIEW  
 CARMEL, CA  
 APN: 009-422-007

DATE: JANUARY 23, 2013  
 DRAWING: PLANNING SCHEMATIC  
 REVISIONS:  
 1. FEB 23, 2013  
 2. APRIL 2013

SHEET NO. **A6.0**



EAST ELEVATION



WEST ELEVATION

EXTERIOR FINISH LEGEND	
1	GLASS "A"-CAP & PAN CLAY TILE ROOF, MATCH EXISTING
2	EXTERIOR FINISH-STUCCO, MATCH EXISTING
3	WINDOWS & EXT. DOORS - PAINTED WOOD, MATCH EXISTING
4	HAIR ROUND COPPER CUTTERS & DOWNSPOUTS
5	44" PAINTED PATTER TAILS & GABLE ENDS
6	PAINTED 6x, OR 8x CEDAR CORBELS/BEAMS
7	4x4 PAINTED CEDAR RAIL, POST
8	3/4" BRONZE RAINING & CAP
9	COPPER CHIMNEY CAP
10	LIGHT WELL

**JUN A. SILLANO, AIA**  
**JOHN E. MATTHEWS**  
 JUNIOR ARCHITECTS, INC.  
 711 LINDSEY AVE.  
 SAN FRANCISCO, CA 94109  
 Tel: (415) 441-1311  
 Fax: (415) 441-1312  
 Web: www.jemstudio.com

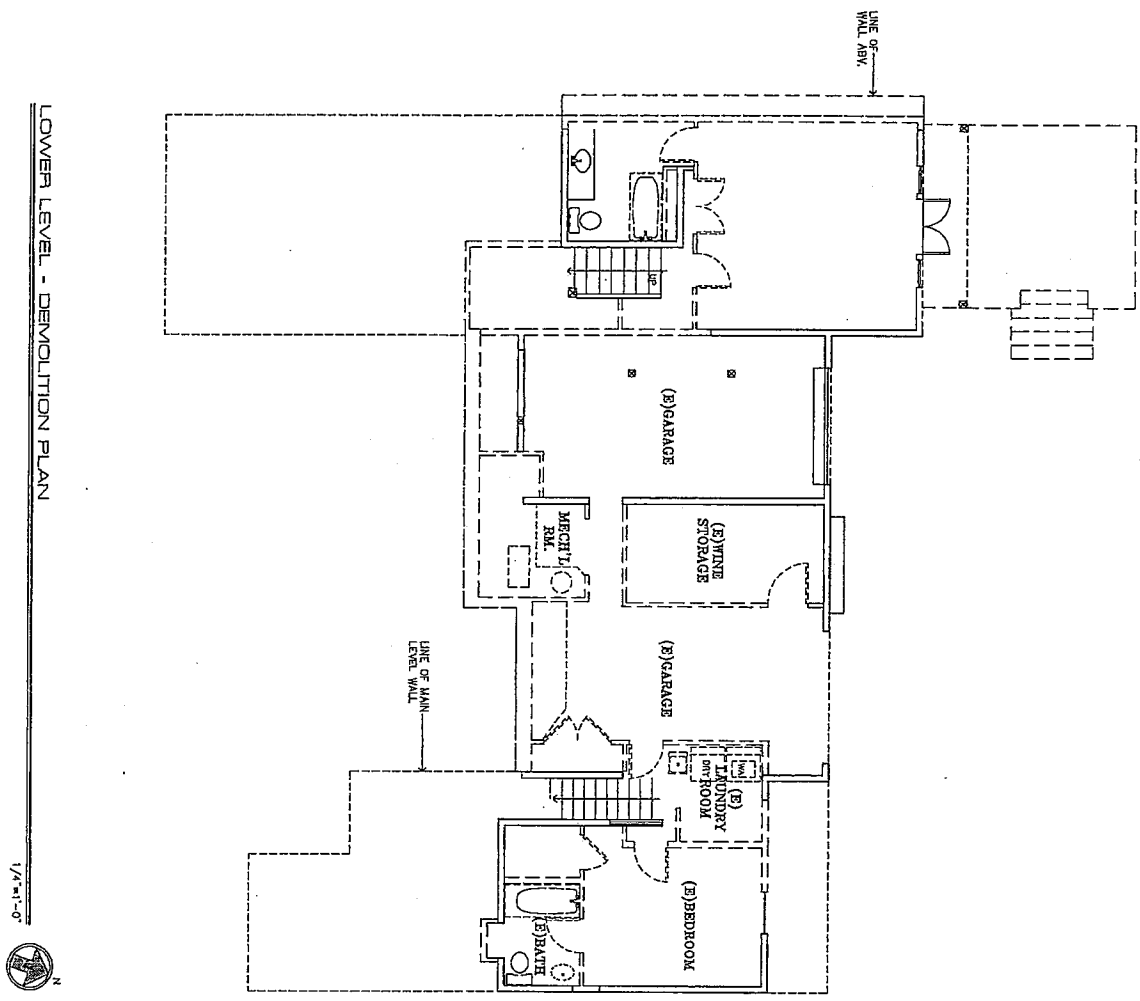
**PROJECT/CLIENT:**  
 PROPOSED RESIDENTIAL & ADDITION  
**CADDELL & CHAPMAN**  
 RESIDENCE  
 PROJECT ADDRESS:  
 2337 BAY VIEW  
 CARMEL, CA  
 APN: 009-422-007

**DATE:** JANUARY 23, 2013  
**REVISIONS:**  
 1. ASB, 23, 2013  
 2. EXISTING DOOR  
 3. EXISTING DOOR  
 4. EXISTING DOOR  
 5. EXISTING DOOR  
 6. EXISTING DOOR  
 7. EXISTING DOOR  
 8. EXISTING DOOR  
 9. EXISTING DOOR  
 10. EXISTING DOOR

**ELEVATIONS**  
**A7.0**







**WALL LEGEND**

2X EXISTING WALL TO REMAIN

(1) 100% OR MORE TO BE REMOVED

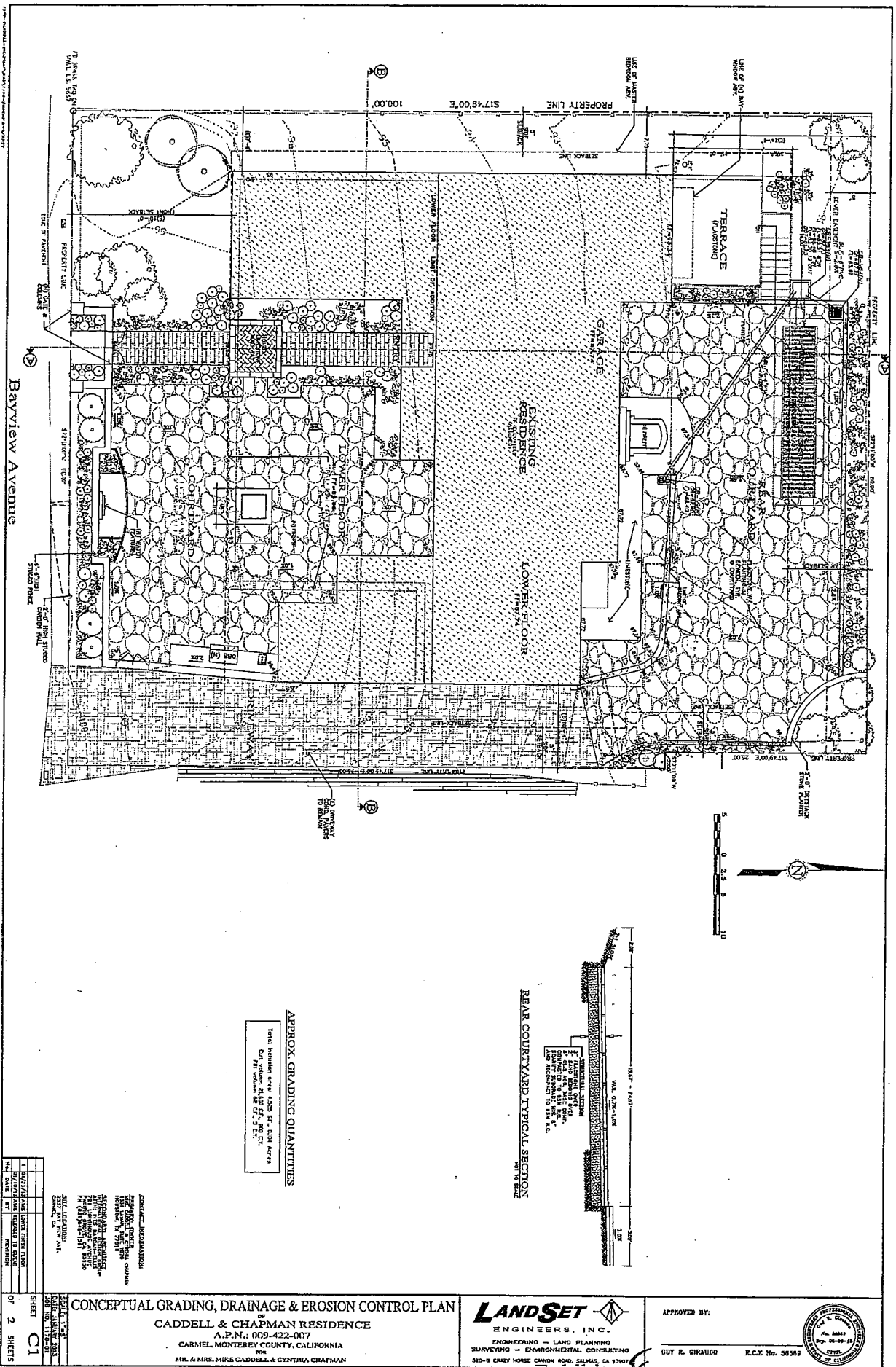
2X EXISTING WALL TO BE REMOVED

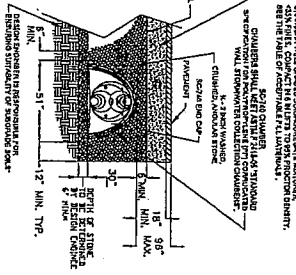
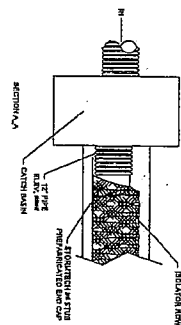
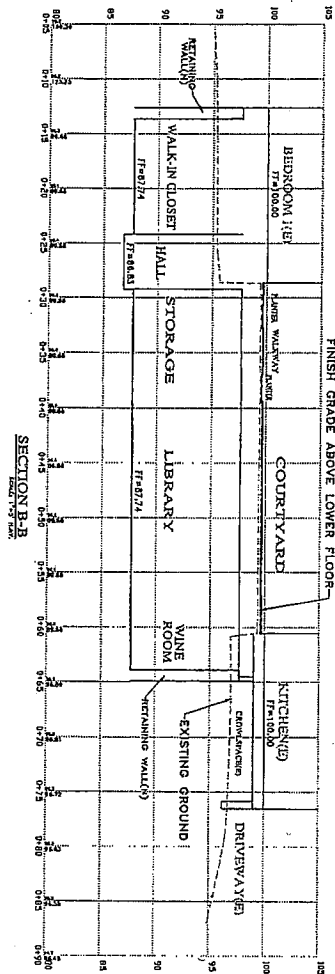
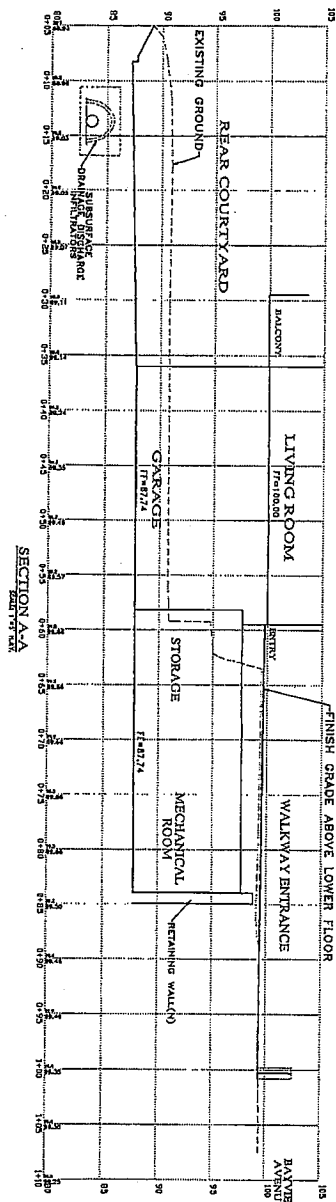
<p><b>JUN A. SILAND, AIA</b></p> <p><b>IDG</b></p> <p>ARCHITECT &amp; INTERIOR DESIGNER</p> <p>JOHN E. MATTIARIS</p> <p>251 LINDEN AVE. N.W.</p> <p>RACINE, OHIO 44076</p> <p>(216) 885-1881</p> <p>www.idgarchitect.com</p>		<p><b>PROJECT/CLIENT:</b></p> <p>PROPOSED MODEL &amp; MORTON</p> <p>CADDELL &amp; CHAPMAN</p> <p>RESIDENCE</p> <p><b>PROJECT ADDRESS:</b></p> <p>2337 BAY VIEW</p> <p>CARMEL, CA</p> <p>APN: 009-423-007</p>	<p><b>DATE:</b></p> <p>JANUARY 23, 2013</p> <p><b>REVISIONS:</b></p> <p>1. ASHIL 2.3.2013</p> <p>2. PENDING</p> <p>3. PENDING</p> <p>4. PENDING</p> <p>5. PENDING</p> <p>6. PENDING</p> <p>7. PENDING</p> <p>8. PENDING</p> <p>9. PENDING</p> <p>10. PENDING</p>
--	--	--	--

**LOWER LEVEL DEMO PLAN**

**SHEET NO.**

**D2.0**





INFLTRATION CHAMBER DETAILS

NO.	DATE	BY	REVISION
1	10/10/13	CM	1.0
2	10/10/13	CM	2.0
3	10/10/13	CM	3.0
4	10/10/13	CM	4.0
5	10/10/13	CM	5.0
6	10/10/13	CM	6.0
7	10/10/13	CM	7.0
8	10/10/13	CM	8.0
9	10/10/13	CM	9.0
10	10/10/13	CM	10.0

CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN  
 OF  
 CADDILL & CHAPMAN RESIDENCE  
 A.P.N.: 009-422-007  
 CARMEL, MONTEREY COUNTY, CALIFORNIA  
 MR. & MRS. MIKE CADDILL & CYNTHIA CHAPMAN

**LANDSET**  
 ENGINEERS, INC.  
 ENGINEERING - LAND PLANNING  
 SURVEYING - ENVIRONMENTAL CONSULTING  
 220-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93007

APPROVED BY:  
 GUY R. GIRAUDO  
 R.C.E. No. 06009

